
DEVELOPMENT SERVICES

Date: Monday, July 10, 2023

To: Olsson Associates
North Kansas City, MO 64116

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2023146

Application Type: Engineering Plan Review

Application Name: THE VILLAGE AT DISCOVERY PARK - MASS GRADING AND EROSION AND
SEDIMENT CONTROL

The Development Services Department has completed its review of the above-referenced plans dated Jun. 14, 2023 and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review - Corrections

1. The stream buffer waiver required native plantings in the enhanced stream buffer areas, stream buffers, and in the areas surrounding the detention basin. These native plantings should be shown on the plans due to work within the stream buffer. Please see the signed waiver for more information concerning this requirement.
2. Have all setbacks from the 100 year clogged condition been evaluated in terms of distance from buildings, property lines, etc.?
3. The title of the plans should be changed to Mass Grading and Erosion and Sediment Control or equivalent language.
4. The plans callout the RCB as being on separate plans. These plans have not yet been submitted, and due to the fact the RCB is integral to these plans, the Mass Grading and Erosion and Sediment Control Plans cannot be approved until the RCB plans have been submitted.
5. The stormwater report appeared to be missing the pond setup sheets in the appendix. If already present, please identify which sheet represent the pond setup sheet. No further review of the outlet structure was conducted pending this pond setup sheet.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed Jul. 7, 2023

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File

