

Date: Tuesday, March 05, 2024

To: Matthew Kriete, P.E.
Engineering Surveys and Services
COLUMBIA, MO 65201

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

Application Number: PL2023171

Application Type: Engineering Plan Review

Application Name: Wilshire Hills 4th Plat - Streets and Storm

The Development Services Department has completed its review of the above-referenced plans dated Feb. 16, 2024 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 "Hydraulic Report" Feb. 16, 2024 (hereinafter referred to as the stormwater study) did not appear to show a logical methodology for waiving stormwater detention. For instance, the report starts by the statement "the purpose of this report is to demonstrate compliance with the City of Lee's Summit storm water requirements." It was my understanding the purpose of the report is to demonstrate a waiver to the peak attenuation of stormwater by proving that the installation of a full-blown detention basin will make existing conditions worse at a downstream point. Since Table 7 shows the point of interest will not be negatively impacted by the installation of the full-blown detention basin, no waiver is necessary and the water quality basin should be upgraded to a full-blown detention basin.
2. Table 7 of the stormwater study shows peak attenuation of stormwater for the 2, 10, and 100 year event will not create an adverse situation downstream. Therefore, it appears a detention basin meeting the Comprehensive Control Strategy shall be required, and no waiver necessary. Please revise the report as appropriate, and please revise the plans for the detention basin to include peak attenuation for the 2, 10, and 100 year events.
3. As discussed in the above comment, please revise the design for the detention basin to include peak attenuation for the 2, 10, and 100 year events based on the Comprehensive Control Strategy.

Traffic Review - Not Required

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 Feb. 5, 2024

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File