

Date: Wednesday, July 17, 2019

To: HG CONSULT, INC
Kevin Sterrett, P.E.
9007 PINE ST
LENEXA, KS 66220

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

Application Number: PL2018209

Application Type: Engineering Plan Review

Application Name: Cobey Creek 1st Plat - Street, Storm, MDP, and Land Disturbance

The Development Services Department received plans for this project on Jul. 3, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Sheet 43: The following items were missing from the "Energy Dissipator Detail": 1) dimensions of the long axis of each component of the Contra Costa energy dissipator, to be shown on the plan view, 2) dimensions to each corner of the above design element based on the 15 degree call-out, shown on the plan view, 3) the location of the A-A section line to coincide with the section view shown below the plan view, 4) slope of the energy dissipator in the long axis, to be shown on the section view, 5) a section view along the front end of the energy dissipator, along with appropriate notation of the section line shown on the plan view.
2. The frontal view discussed above must also show the slopes across the structure, including any changes in grade at the edges, etc. Sufficient dimensions must be provided at all changes in slope, etc.
3. The energy dissipator elements do not include any material call-outs, including any reinforcing steel, to be used for the project.
4. The energy dissipator elements do not appear to be sufficiently anchored. Six inches of embedment within rip rap would indicate a predicted failure during the first rain event. Why are these energy dissipator elements not sufficiently anchored below the frost line? Shouldn't these elements be tied-together with a reinforced concrete underslab beneath the frost line, with all elements tied to the underslab?

5. The Engineer's Estimate appeared to be missing the Contra Costa energy dissipator.

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,

Original Signed

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