

Date: Monday, June 01, 2020

To: OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2020152

Application Type: Engineering Plan Review

Application Name: Hook Farm 1st Plat - Erosion and Sediment

The Development Services Department received plans for this project on May 18, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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 - Corrections

1. • Please include a sheet index on the cover page.
2. • Please refer to "phase 1, 2, 3 and 4" as "project stage A, B, C and D".
3. • An engineering estimate (EOOPCC), SWPPP, MDNR permit, and Floodplain permit (since partial work will be performed in the floodplain) will be required prior to permit issuance.
4. • Please show J-hooks along silt fence, as applicable in ESC-03.
5. • Is the silt-fence intended to be removed after stage B or C? Please clarify/revise.
6. • Please make sure to include 6" rip rap in the estimate of quantities, on sheet C502.
7. • Show and label the water lines along the east edge of the project and verify they will not be impacted by the proposed scope of work.

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,

Loic Nguingiri, E.I.
Staff Engineer

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File