

**Date:** Wednesday, October 14, 2020

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

**From:** Loic Nguingiri, E.I.  
Staff Engineer

**Application Number:** PL2020285

**Application Type:** Engineering Plan Review

**Application Name:** OSAGE 2ND PLAT - E/S/C

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The Development Services Department received plans for this project on October 01, 2020. 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 - Corrections**

1. Please include a FEMA National Flood Hazard information note.
2. Please show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Please show a vicinity map with surrounding streets labeled.
4. Please relocate overlapping A & C information on the grading sheet, for clarity purposes.
5. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on the plan.
6. Please revise the numbers of rock ditch check and curb inlet protection on to sheet C402.
7. Please revise staging chart activities to match the proposed work shown on the plan(s) for each project stage. Feel free to remove non-applicable items.
8. Please remove non-applicable items from the legend.

9. Please provide a SWPPP.
10. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, listing cost estimates for the proposed work shown on the ESC set of plans only.
11. Comments on the Street, Stormwater, and Master Drainage Plan are being provided by separate cover. Please ensure the comments on the Street, Stormwater, and Master Drainage Plan are also reflected in the Mass Grading and Erosion and Sediment Control Plans for this project.

### **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**

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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

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cc: Development Engineering Project File