

Date: Thursday, October 15, 2020

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

From: Loic Nguinguiri, E.I.
Staff Engineer

Application Number: PL2020290

Application Type: Engineering Plan Review

Application Name: Hawthorn Ridge 3rd Plat - Erosion/Siltation Control

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. On sheet C403, one discharging storm pipe with FES and rip rap appears to look significantly larger than its counterpart on the plan; please revise. Unless there is a specific reason, feel free to use a similar icon size to represent FES + rip rap throughout the plans.
4. Please revise staging chart activities to match the proposed work shown on the plan(s) for each project stage. (e.g. A5 and A6 leaders on sheet C404 are misrepresented on the plan)
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 remove non-applicable item from the legend.
7. 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.

8. The spillway width shown in the Sediment Trap 1 Design Summary does not match the Plan view. Please revise as needed.
9. Please show construction standard detail ESC-08, instead of ESC-02.
10. 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.
11. Please provide a Missouri DNR permit.
12. Please make sure to include a final restoration plan.

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

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cc: Development Engineering Project File