

Date: Tuesday, December 08, 2020

To: DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

From: Loic Nguinguiri, E.I.
Staff Engineer

Application Number: PL2020348

Application Type: Engineering Plan Review

Application Name: Independence Ave Detail Center - Mass Grading and ESC

The Development Services Department received plans for this project on November 20, 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 label the correct address "2100 NE INDEPENDENCE AVE" in the title block.
2. Show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Please revise 14th general note on page C1.1 to mention "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".
4. Please revise the 5th general note from the bottom to mention that paving shall conform to the geotech report which itself meets or exceeds City's requirements.
5. Please add the developer's direct phone number.
6. Please provide a SWPPP and a Missouri DNR permit along with the resubmittal.
7. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.

8. Given the vast area, additional intermediate silt fence barriers would be required within the disturbance area in order to prevent mud from running over long distances across the lot during heavy rain events.
9. 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.
10. Please include information regarding removal and soil stabilization process of the existing pond.
11. Within the plans, please show construction standard details ESC-01, ESC-03, ESC-06, ESC-11, ESC-12 and ESC-14 available on the City's website.
12. These plans have been reviewed for erosion and sediment control design, as well as mass grading. The Final Development Plan review will include the review of the grading spot elevations and other similar information, so all of that information should be removed from this set of plans. The parking lot and building footprints can be shown, but scaled back. Only include in this set of plans what is to be constructed with this project.
13. If the retaining wall shall be constructed with this project, please include details.
14. Please note that no review of the detention basin design is included with this review.
15. The detention basin area is typically shown as a sediment basin or sediment trap in mass grading plans. Please clarify, and include the proper standard detail and design information.
16. Regarding pages C2.3 and C2.4, please clarify the intent or remove the two (2) extra FES.
17. Please provide ESC protection at the FES located along the eastern property line.

Traffic Review - No Comments

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