

**Date:** Thursday, December 10, 2020

**To:** ANDERSON ENGINEERING INC  
941 W 141ST TERRACE SUITE A  
KANASAS CITY, MO 64145

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

**Application Number:** PL2020340

**Application Type:** Engineering Plan Review

**Application Name:** Highland Meadows 5th Plat - Erosion/siltation Control

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The Development Services Department received plans for this project on November 11, 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 revise the project name to mention Erosion and Sediment Control plans.
2. Please match the table of contents (sheet index) with the updated set of plans.
3. Please remove the approval signature block for the City. A stamp will be provided electronically when approved.
4. Show location of all oil/gas wells, or indicate none are present, and cite the source.
5. Please add the following general note "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".
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 (EOOPCC) 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 site 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 revise to show only the ESC construction standard details that are applicable for this project.
11. Please include a final restoration plan.
12. Please note that no review of the detention basin design is included with this review.
13. Please include the proper construction standard detail(s) (i.e. ESC-11 and ESC-12) and design information for the proposed sediment basin.
14. ESC measures such as rock ditch check(s) may be required near south of 0.35 acreage of vegetation to be cleared and grubbed.
15. Please add the following general note within the sequencing:

CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY  
THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE  
OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK  
AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

16. When are the ESC devices intended to be removed? Please clarify within the sequence of construction. You may also provide a phasing chart instead, for clarification purposes.

### **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 Nguinguiri, E.I.  
Staff Engineer

Loic.Nguinguiri@cityofls.net

cc: Development Engineering Project File