

Date: Thursday, December 17, 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 revise to include a more reliable source regarding the survey for oil and/or gas note.
2. Feel free to correct any existing typographical errors. (e.g. within sheet index and general notes)
3. Please revise the label "future detention area" to "proposed sediment basin" on sheet C2.3, as also mentioned within the SWPPP. Make sure to also include the conversion step (from sediment basin to detention basin) within the ESC staging chart. Sediment basin data information, as shown in ESC-11 design summary table, needs to be provided as well.
4. Please include a final restoration plan. Make sure to also include a seeding and/or mulching cost item on to the EOOPCC sheet.
5. Please show Rock ditch check detail ESC-10 instead of Outlet protection detail ESC-14 since inflow protection is needed for the eastern Flared End Section in our case. Also on the EOOPCC sheet, make sure to account for the five (5) rock ditch checks along the proposed drainage swale as part of item #3.
6. Please re-include the drainage swale cross-section, but on the grading plan. Make sure to also label/show proposed grading elevations for the areas surrounding the future pavement. Labels for the proposed and

existing contours need be turned on as well on both ESC phase I and phase II sheets.

7. Please show/re-include inlet protections, to be maintained throughout project duration.
8. Proposed arrangement of intermediate silt fence does not seem to best capture potential water runoff, but only divert it sideways. Please revise. Make sure to also show adequate direction of J-hooks.
9. Please revise the ESC staging chart sequencing. Several phase I items are listed as part of phase II. In addition to it, phase I silt fence that is likely to be removed before the construction of parking lot, is undistinguishable from phase II and perimeter silt fence(s) on the plan as well. Make sure to also include construction of temporary entrance.
10. On page 20 of 42 of the SWPPP, please check the unchecked boxes. Also, SWPPP seems to contain separated single data information throughout the last pages. Please revise format.

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

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