

Date: Monday, December 28, 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 the direction of J-hooks to openly curve along with the direction of descending flow (i.e. nearby northern perimeter silt fence and area below).
2. Is the emergency spillway set at elevation 986.38' or 983.4' ? Please revise sediment basin data.
3. Within the staging chart, please assign a description (or a unique project stage) for the conversion of sediment basin. Applicable notes for the construction of new detention basin/pond need to be provided along.
4. Is the construction of sediment basin, project stage D, expected to be removed after stage F ? Is the installation of storm sewer, project stage C, expected to take place with all three (3) silt fence types installed ? Is phase II silt fence expected to be installed prior to or during mass grading ? Please revise the staging chart sequencing.
5. Please add and account for the following note: 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.

6. On the EOPCC sheet, please re-compute the total probable cost. Make sure to also revise the quantity of seeding & stabilization.

Traffic Review - Pending

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