

DEVELOPMENT SERVICES

Date: Thursday, March 10, 2022

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

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2022084

Application Type: Engineering Plan Review

Application Name: Summit Innovation Center, Lot 1 - Mass Grading

The Development Services Department received plans for this project on March 08, 2022. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow 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. Revise the text on sheet C101 to mention "Protect existing public water main & private sanitary sewer line".
2. As shown in the ESC-03 detail, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks in plan view.
3. Rock ditch check is an adequate ESC measure across water channels whereas straw wattle is a better ESC measure on land, for the same purpose. Therefore, staff recommends replacing the ESC measures shown along diversion berms with straw wattles. Also, make sure to add the associated APWA standard detail to the ESC details sheet.
4. State, on the plan, when the different ESC measures proposed are intended to be removed.
5. Include, on the plan, information discussing a final (vegetation) restoration plan.
6. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

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

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File