

Date: Monday, March 14, 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. No stockpiling (or storage of dirt) would be allowed on top (or near) of the existing public storm drainage line. Make sure to revise the limits of the topsoil storage area accordingly.
2. The plan view representation (or symbol) for rock ditch check is quite similar to the one for silt fence j-hook. Thus, staff recommends using a different symbol to represent rock ditch checks, on sheet C101.
3. Include a description for the 3rd column in the ESC staging chart shown on sheet C101 (e.g. "To be removed after stage #).
4. In the SWPPP, add and describe the different ESC BMP measures to be used, such as diversion berms and straw wattles. Include the sequence of construction activities as well and if needed, information regarding the type of grass seed to be used as part of project stage D. Make sure to also uncheck catch basin on sheet 14.
5. The submitted cost estimate does not match with the proposed scope of work. It is our understanding that no utility extension work is proposed/necessary. Provide an engineer's cost estimate (EOOPCC sheet) that matches the scope of work shown on the ESC plans. Cost items such as site clearing, mass grading,

ESC measures and seeding (at least) must appear on it.

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 Nguinguiri, E.I.
Staff Engineer

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cc: Development Engineering Project File

