

Date: Thursday, December 08, 2022

To: Doug Ubben
Phelps Engineering, 1270 N. Winchester St., Suite #5878
Olathe, KS 66061

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2022322

Application Type: Engineering Plan Review

Application Name: Orchard Woods - Mass Grading/Erosion & Sediment Control

The Development Services Department received plans for this project on September 07, 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. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Submit a copy of the MDNR Land Disturbance Permit.
 - These plan sheets are also included in the Street/Storm plan set. Please review those review comments and make any necessary revisions to this plan set based on those comments as are necessary.
2. The proposed detention basin needs to serve as a sediment basin during construction. It shall be constructed before any land disturbance and be transitioned to a detention basin at a specified time. Please include this concept, with all required notes, standard details, and revision to the staging chart in the plan set.
3. Please include the following note, prominently displayed:
 - 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.
4. Sheets 2-4:
 - Site Specific Note #3 is incomplete.

- Revise staging chart to reflect sediment basin installation as well as transition to detention basin.
- The limits of disturbance don't include all of the utility construction. Please revise.
- The staging charts do not match from phase to phase.

Traffic Review - No Comments

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,

Sue Pyles, P.E.
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cc: Development Engineering Project File