Renaissance Infrastructure Consulting

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July 31, 2018

Mr. Carl Reed
Project Engineer
Urban Planning and Land Use
Unified Government of Wyandotte County and Kansas City, Kansas
701 North 7th Street Room 423
Kansas City, Kansas 66101

Re: **3801 Leavenworth Road Xpress Mart**

Mr. Reed,

Please see the following responses to Urban Planning and Land Use comments dated July 17th, 2018.

Erosion Control Review:

1. Comment: Illustrate/indicate erosion and sediment controls around the stockpile area.

   Engineer Response: Revised as requested.

2. Comment: Add a note regarding the contractor shall install erosion control devices before starting and construction activity. The note could indicate which types o devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.

   Engineer Response: Revised as requested.

3. Comment: While the plans show locations on the final stabilization plan regarding vegetative cover, i.e., seed and/or sod areas, add reference that the contractor shall replace disturbed areas with seed or sod, as indicated on the plan, and shall be installed within 14 days after paving completion and final topsoil grading. Indicate a thickness for proposed topsoil replacement.

   Engineer Response: Revised as requested.

Storm Drainage Review:

1. Comment: In the storm drainage study, provide detention calculations in accordance with MARC BMP Manual and UG standards and criteria. In Section IV C. Detention -show calculation verifying the figure of 8,854 cf of storage for the proposed EDDB.

   Engineer Response: The detention volume has been revised and calculations provided in the detention section. In summary, the water quality volume was added to the required detention volume.

2. Comment: From the plans and study, the storm drainage appears to discharge from the site to the existing low-lying wooded area which is currently receiving the public stormwater discharge. The proposed outlet pipe and end section must remain within the property boundary line. Add slope protection at the end of the outlet if required. Provide for a temporary construction easement if needed and show on the plans.

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Engineer Response: The outlet pipe and end section have been moved within the property boundary.

3. Comment: If the existing public stormwater line going through the site is to be completely removed when the new public stormwater line is constructed, indicate how to properly remove and backfill the line location following UG standards and criteria.

   Engineer Response: Note added to specify this requirement.

4. Comment: Provide a new public storm drainage easement for the relocated line following UG Requirements and show it on the plans. The plans show the public stormwater line going under the private detention basin which is unacceptable. Further discussion on this issue with the staff is required prior to resubmittal of plans.

   Engineer Response: The easement has been provided as requested. The City and owner have agreed that the owner will be responsible for restoring above surface conditions in the event that the City has to perform maintenance on the storm sewer system.

Engineering Review

1. Comment: The plans indicate a proposed wall at the far south end of the site. Provide dimensions from the property line to the proposed retaining wall at the start point, bends, and end point. Also include details (including a retaining wall typical section, wall components, drain tile, backfill, etc.). If the wall is taller than 3'-6", provide calculations designed and sealed by a Kansas PE.

   Engineer Response: Revised as requested; Structural design has been provided.

2. Comment: All items shall meet the requirements of the UG standards and criteria and the plans shall reference UG standard detail numbers where applicable (storm structures, erosion control, drive entrance, curb, etc.). Please review the design criteria and technical provisions. It is the policy of the UG that the UG's standard details are not copied into the plan sets, but that the details are only referenced by detail number via call out, legend, note, etc.

   Engineer Response: Revised as requested.

3. Comment: On the plans, clearly illustrate the existing sidewalk along 38th Street and identify width.

   Engineer Response: Revised as requested.

4. Comment: In addition to the above comment, it appears part of the sidewalk may only be 5' wide at the back of curb, however, if sidewalk is provided at the back of curb it shall be 6' in width. Please review plans to indicate reconstructing the sidewalk to meet UG standards and ADA requirements as applicable.

   Engineer Response: Revised as requested.

5. Comment: Leavenworth Road is also K-5 which is state highway under KDOT's regulation. Prior to final development plan approval, provide an approved KDOT permit for proposed drive entrance along Leavenworth Road.

   Engineer Response: The KDOT permit has been submitted for approval. It has not yet been approved, but

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issues are not anticipated as the UG and KDOT are building the access to the site.

Traffic Review:

1. Comment: The Traffic Impact Study that was submitted on 7/11/18 for the proposed project must be reviewed and approved by the UG Traffic Department prior to submittal of final plans.

   Engineer Response: Acknowledged.

Sanitary Sewer Review:

1. Comment: Provide a PE sealed sanitary sewer memorandum and calculations and revise the plans to meet the Minimum Design Standards for Sanitary Sewers for all requirements and information.

   Engineer Response: Calculations will be provided with public plans.

2. Comment: The sewer memo shall indicate the need for the grinder pump since gravity sewers are the preferred method of providing sanitary sewer service. UG Water Pollution Control Department or designee, shall approve the use of the low-pressure sewer.

   Engineer Response: Memo has been provided in this submittal.

3. Comment: Verify proper utility separation is met.

   Engineer Response: Utility separation has been verified.

Please feel free to contact me if you have any additional questions.

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Dusty Burton, PE
Project Manager