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**DEVELOPMENT SERVICES**

**Date:** Friday, January 23, 2026

**To:** Stephen Saylor  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PRSUBD20260019

**Application Type:** Public Infrastructure

**Application Name:** Hook Farms Third Plat - Infrastructure plans

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The Development Services Department received record drawing documents for this project and 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](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

**Traffic Review - Streets**

**Reviewed By:** Erin Ralovo

**Corrections**

1. Trail should not cross at the bulb out as you are requiring the pedestrian cross at the widest part of the street. Sidewalk should be built around the outside of the bulb to a point where the street narrows to a regular width at lots 229 or 232.

**Engineering Review - Street and Storm**

**Reviewed By:** Gene Williams, P.E.

**Corrections**

1. Sheet C101: a. Index of sheets does not appear to include an erosion and sediment control plan. Please provide an erosion and sediment control plan with these plans. b. Index of sheets does not appear to include a signage plan. Please provide a separate signage plan.
2. Sheet C102: a. KCMMB asphaltic concrete shall be specified for both the base course and the surface course. b. Will you be providing an alternate to chemically-stabilized subgrade? Geogrid seems to be the default option as of late. All other aspects of the design would remain the same for a local street if geogrid is used.
3. Sheet C103: a. Stream buffers were missing. Please show all stream buffers. b. Storm line 4 easement should be a single rectangular drainage easement rather than as shown. It should also be shown as an exclusive drainage easement, not a general utility easement. Please call if any questions. c. The graphical representation of the 100 year WSE shall be shown upstream of storm line 4, and shall be modeled using HY-8 or other appropriate culvert software. The stream analysis shown in the stormwater report is not an appropriate method to determine headwater upstream of this culvert. d. The open channel upstream of storm line 4 drains more than 2 acres. In accordance with Section 5601.5(A)(1), a sixty (60) foot setback from the top of bank is required from any habitable structure, such as a home or attached garage. It is recommended storm line 4 be extended to the north to the extent that a habitable structure will not be impacted within 60 feet of the top of bank. Grading plan shall be revised as appropriate after extending this line.

4. Sheet C104: a. A graphical representation of the 100 year WSE upstream and downstream of storm line 4 should be shown. A culvert analysis is required. Simple stream analysis included with Hydraflow Hydrographs is not sufficient to model a culvert in this instance. HY-8 or other software would appear appropriate. b. Recommend extending storm line 4 to the north to eliminate the 60 foot setback issue from habitable structures.
5. Sheet C108: a. Storm line 4 was missing on the profile view. b. It is likely storm line 4 will need to be upsized to a larger size due to headwater effect and need to prevent hydraulic interference with the incoming 42 inch line from Eagle Creek 2nd Plat.
6. Sheet C110: a. ADA-accessible route across the intersection makes a jog which is not allowed. A straight entry into the ADA-accessible route is required without jogs.
7. Sheet C112: a. ADA-accessible ramp is non-compliant at the cul-de-sac bump-out. Relocate this ADA-ramp as per Traffic comments.
8. Sheet C114: a. ADA-accessible route across the intersection is shown with a jog, which is not allowed. Provide a clean straight route across the intersection aligned with the ADA-accessible ramp.
9. Sheet C118: a. Water main is shown beneath the storm line at sta 20+40+/- . Deepen the storm lines and structures so the water main can be placed on top of the storm line rather than beneath the storm line to better facilitate future maintenance by the City.
10. Sheet C120: a. Culvert analysis required. See previous comments concerning this issue. Recommend lengthening the pipe to address 60 foot setback issue from habitable structures, and upsizing pipe to address headwater effect and increased length in outlet control scenario. b. Square-off the easement shown around storm line 4, and dedicate as an exclusive drainage easement (i.e., ensure this is updated on the plat). c. Ensure the water main is above the pipe when conducting the re-design (i.e., upsizing the pipe and lengthening). If needed, the City will allow a waiver to the 3.5 foot depth of cover rule for a short section if necessary.
11. Sheet C121: a. What does the note "358.01 LF 8" PVC @ 1.1%" on the profile view related?
12. Sheet C123: a. Add a note stating that "...water quality basin to be constructed with the installation of erosion and sediment control measures shown on the erosion and sediment control plan". b. Add a note stating that "an as-built and as-graded plan shall be submitted to the City for review prior to issuance of a Certificate of Substantial Completion.
13. Sheet C127: a. Provide a note stating "...an as-graded Master Drainage Plan shall be submitted to the City and reviewed by the City prior to issuance of any building permits".
14. Missing Items: a. A signage plan is required. b. Sheet C111 was missing the sidewalk to be installed with the subdivision improvements due to the adjacent common area tract. c. Missing standard detail of stormwater structure lid for curb inlets, field inlets, and junction boxes. Ensure new "NO DUMPING - DRAINS TO STREAMS" STM-6 is included for the cover, and frame and lid detail detail also provided.
15. Final Stormwater Report: a. First section references "Hook Farms 2nd Plat" in second to last sentence. Shouldn't this be "Hook Farms 3rd Plat"? b. The report did not discuss the waiver to the peak flows for the 2, 10, and 100 year events granted during the Preliminary Plat phase of the project. This waiver is dated Apr. 16, 2019, and was issued for peak attenuation of the 2, 10, and 100 year event, but not the 40 hour extended detention portion of the requirements. This is a critical element of the report that should be discussed in detail. A copy of this waiver is included in Cityview under "Documents and Images", and it is recommended a copy of this waiver be included within the revised stormwater report. c. Stream flow profile view was provided, but a culvert analysis was missing. Using a stream flow tool in Hydraflow Hydrographs is not an effective method for determining headwater depth or capacity of a culvert. Recommend HY-8 or other appropriate software, along with a thorough discussion within the report.

16. Updated engineer's estimate incorporating these comments shall be submitted prior to formal approval.

**Engineering Review - Water**

**Reviewed By: Gene Williams, P.E.**

**Corrections**

1. Sheet C303: a. Add a fire hydrant between lot 233 and 232. b. Move the fire hydrant between lot 238 and 237 to 238 and 239. This will eliminate the excessive spacing along Domitz Cir. c. Move the fire hydrant to the property corner of lots 256 and 244.
2. Sheet C305: a. Three (3) valves are required at a tee effective 2023. Show an additional gate valve along Farmhouse Rd, on the opposite side of the tee,
3. Plans were missing the following items: a. Trenching and backfill detail. b. Valve and housing standard detail. c. Vertical and horizontal thrust block standard details. d. Fire hydrant standard details.
4. Sheet C309: a. Move the water main over the 15 inch storm line. This will require that you re-design the storm lines to maintain sufficient cover.

**Water Utilities - Water Review**

**Reviewed By: Kevin York**

**Corrections**

**Engineering Review - Sanitary**

**Reviewed By: Gene Williams, P.E.**

**Corrections**

1. Sheet C203: a. Manholes shall be placed in either lane, centered within the lane and outside the wheeltrack. As shown, the manholes are shown at the crown of the road which is not allowed. b. Provide at least three (3) existing City manhole numbers to establish a reference for the general layout. City manhole #50-018, 019, and 020 shall be shown. c. Deflection angle is too high at MH-1. Reduce to a maximum of 90 degrees. d. When redesigning the geometry of the sanitary line, minimize the private lateral distance to serve lots 236 and 237. This will decrease the maintenance cost for homeowner in the future. e. Manhole 1-6 should be placed further to the west a few feet. Public sewer should only be extended as far as necessary to serve the lot in question.
2. Sheet C204: a. Slope between MH-1 and MH-2 is too shallow. Minimum of 0.8% required, Ensure 20 foot depth to flowline rule is not violated in the redesign. b. At MH 1-0 include notes stating "No doghouse manhole allowed, see Design and Construction Manual for acceptable methods. Contractor shall be required to "pump-around" while making the connection. Sewage pipes with grinder capability shall be employed during this activity, and pump(s) shall be of sufficient capacity to manage flows from the 18 inch sanitary sewer line." c. A new invert is required at MH 1-0. Provide notes as appropriate.

**Water Utilities - Sanitary Review**

**Reviewed By: Amanda Bagwell**

**Corrections**

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.  
Senior Staff Engineer  
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cc: Development Engineering Project File

