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**DEVELOPMENT SERVICES**

**Date:** Friday, March 08, 2024

**To:** Nelson Willoughby  
Olsson Associates  
North Kansas City, MO 64116

**To:** HUNT MIDWEST REAL ESTATE DEV INC  
8300 NE UNDERGROUND DR  
KANSAS CITY, MO 64161

**From:** Susan Nelson, P.E.  
Senior Staff Engineer

**Application Number:** PRSUBD20235704

**Application Type:** Public Infrastructure

**Application Name:** Eagle Creek Villas - Public infrastructure

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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.

**Engineering Review - Paved Surface    Reviewed By: Susan Nelson, P.E.                      Corrections**

1. Please see all corrections for the Street and Storm Sewer Plans within the Storm Engineering Review.

**Engineering Review - Storm Sewer    Reviewed By: Susan Nelson, P.E.                      Corrections**

1. Please be aware that the SWPPP, including attachments, must be submitted prior to issuance of the permit.
2. Sheet C102: Use the correct asphalt mix. Revise pavement type to identify KCMMB asphalt mix that is now required. (DCM 2205.4). Please specifically state KCMMB asphalt mix.
3. Sheet C103: Please label the added easement for Storm Line 2 as a U.E.
4. Sheet C129: Two pipes are shown on Storm Line 3 between C.I. 1-6 and 4-1.
5. Sheet C137:
  - Prominently label the water quality basin as a BMP.
  - Add the 100-year water surface elevation and the basin bottom elevation to the diagram.
  - Label the top elevation of the outlet structure in Section B-B and profile.

- Include the flowline of the square cut out or indicate that the flowline matches the flowline of the pipe.
- Add a note that states that the spillway has been sized to handle the 100-year flow.

6. Sheet C138:

- Review Note 3, as it is not understandable.
- Please note that the as-built contours will be required on the as-built master drainage plan. The proposed contours will need to be shown tying into existing contours.

**Engineering Review - Water**

**Reviewed By: Susan Nelson, P.E.**

**Corrections**

1. Please label all valves and verify that the notes agree with the graphical representation of the valves in the plans.
2. Sheet C309: Add a note to restrain all joints within 10 feet of the storm pipe crossing near Sta. 14+30. Please be aware that MDNR will want to see that to approve the substandard vertical clearance.

**Water Utilities - Water Review**

**Reviewed By: Kevin York**

**Corrections**

1. Please see Engineering Review Comments.

**Engineering Review - Sanitary**

**Reviewed By: Susan Nelson, P.E.**

**Corrections**

1. Please remove the pipe stub in profile view.

**Water Utilities - Sanitary Review**

**Reviewed By: Amanda Bagwell**

**Corrections**

1. Please see Engineering Review Comments.

**Engineer Review - Grading**

**Reviewed By: Susan Nelson, P.E.**

**Corrections**

1. Please note that the MDNR Permit must cover all areas that are being graded.

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**

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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,

Susan Nelson, P.E.  
Senior Staff Engineer  
(816) 969-1229  
Susan.Nelson@cityofls.net

cc: Development Engineering Project File