

**DEVELOPMENT SERVICES**

**Date:** Wednesday, April 17, 2024

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

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

**Application Number:** PRSUBD20235704

**Application Type:** Public Infrastructure

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

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 - Street and Storm**

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

**Corrections**

1. Please verify the water quality BMP design data provided in the plans and revise accordingly. This data must agree with the submitted storm water report.

**Engineering Review - Water**

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

**Corrections**

1. Sheet 309: Please install the 8-inch water main along SW Suncatcher Rd. that connects to Eagle View Dr. water main as shown in the previous plan submittal. A dead end water main will not be permitted here. It appears that there is approximately 4 feet of cover over the storm pipe so the water main should have about 6 inches of separation over the storm pipe and have about 33 inches of cover. The vertical separation between the water main and the storm pipe is substandard, so the plans need a note regarding restraining all joints on the water main within 10 feet of the outside wall of the storm pipe. Use an 8-inch pipe for Water Line 3 as shown in the previous plan submittal. Provide a hydrant along SW Suncatcher Rd.

**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 align the sanitary manholes on the same side of the centerline, unless there is a particular unavoidable conflict.

**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 see Water, Sanitary, and Street/Storm Engineering Review Comments and revise these plans as necessary.

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

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Susan.Nelson@cityofls.net

cc: Development Engineering Project File