
DEVELOPMENT SERVICES

Date: Monday, July 29, 2019

To: OLSSON ASSOCIATES
Melissa DeGonia, P.E.
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

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

Application Number: PL2019237

Application Type: Engineering Plan Review

Application Name: HAWTHORN RIDGE 2ND PLAT - SANITARY SEWER PLANS

The Development Services Department received plans for this project on July 15, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following 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. Please review Sheet C213 and ensure that the wye connections are not less than 4.0 feet, as measured from the centerline of the wye connection, and each adjacent wye centerline. There are numerous instances where this rule is violated.
2. Sheet C213: Please provide a note stating these connections are wye connections. There have been instances in the past where these connections have been made using tees, which is not allowed.
3. Sheet C213 and Sheet C202: There are at least four (4) instances where sanitary sewer laterals are shown connecting directly to manholes. This is not allowed. A minimum of 4.0 feet is required between the outside of the manhole wall, and the beginning of the lateral (i.e., not the centerline in this instance).
4. Sheet C202: The run between manhole 4-3 and 4-2 is greater than 400 feet. Although technically allowed under the Design and Construction Manual, Water Utilities prefers these runs to not exceed 400 feet.
5. Please label the existing City manhole 1-1 as #56-208.

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,

Original Signed

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