

Date: Monday, May 11, 2020

To: OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

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

Application Number: PL2020109

Application Type: Engineering Plan Review

Application Name: Hook Farms First Plat - Public Sanitary

The Development Services Department received plans for this project on April 08, 2020. 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. Sanitary line #1 appears to be within the 100 year floodplain. Please see requirements for manholes placed within the 100 year floodplain. Will these manhole tops be elevated above the 100 year floodplain elevation? There is a maximum extension above grade of four (4) feet. If greater than the maximum, bolt-down watertight frame and lids shall be required in accordance with the Design and Construction Manual.
2. Concrete encasement beneath the stream for line #1 is also required, in addition to zinc-coated ductile iron pipe.
3. Zinc-coated ductile iron pipe is required wherever ductile iron pipe is specified.
4. Sanitary line #1 is noted to include a backflow valve. What is the nature of this backflow valve?
5. No standard details were provided for the sanitary sewer connection including tracer wire, manholes, and frame and lids. These are required.
6. A trenching and backfill detail was not shown.

Traffic Review - Not Required

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,

/Gene Williams

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

