

**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:** PL2020113

**Application Type:** Engineering Plan Review

**Application Name:** The Retreat at Hook Farms - Public Sanitary

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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. Wherever ductile iron pipe is required, it must be zinc coated ductile iron pipe.
2. Creek crossings must also include concrete encasement in addition to zinc coated ductile iron pipe.
3. There is an example of 8 inch line being laid at minimum slope. Please increase the slope to perhaps 0.70% to allow some tolerance. The City will not accept any slope less than 0.60%, hence the need for an increased design slope.
4. Are any manholes proposed to be within the 100year floodplain? If so, there are specific requirements concerning the extension of the top above grade, or watertight bolt down frame and lids.

#### **Traffic Review - No Comments**

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,

/Gene Williams

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