

**Date:** Tuesday, June 23, 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 June 15, 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. Please review the following excerpt from the Design and Construction Manual: "Floodwater Elevation: Unless improvements such as street grades will not permit, tops of manholes shall extend a minimum 1'-0" above the calculated 100-year floodwater elevation, provided that such extension shall not exceed 4 feet above final finish grade. Where this requirement results in an exposed manhole more than 4 feet above final finish grade, the manhole shall be equipped with watertight ring and bolt-down cover assembly with neoprene gaskets." The first question is the elevation of the 100 year base flood, and it should be clearly shown on the plans (i.e., profile view?). If the extension of the manhole barrel cannot be extended 1 foot above this level, then bolt down frame and lids are required, in addition to watertight ring and neoprene gaskets. A simple note of "bolt down lids" is not sufficient.
2. Approval of the new connection point shall be required by the Little Blue Valley Sewer District, prior to approval of the plans.

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

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Senior Staff Engineer  
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cc: Development Engineering Project File