

**Date:** Thursday, April 08, 2021

**To:** OLSSON ASSOCIATES - Julie Sellers, P.E.  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116

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

**Application Number:** PL2021017

**Application Type:** Engineering Plan Review

**Application Name:** Hook Farms 2nd Plat - Streets, Storm and Master Drainage Plan

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The Development Services Department has completed a review of the above-referenced plans and offer the following comments:

- Revised plans will be reviewed within five (5) business days of the date received.

**Engineering Review - Corrections**

1. Wings are shown on the ADA-accessible ramps. Please remove the wings, and either show grading to the sidewalk, or a straight curb which tapers to zero towards the top of the ramp. Nick Heiser is familiar what we need concerning this issue.
2. Sheet C128: A turning space with the minimum 4 by 4 foot dimension shall be provided at the top of the ramp on the east side of the street. A portion of the angled sidewalk may be designed as a turning space using the proposed geometry. Other geometries may be considered if grading will not allow.
3. Ensure the ADA-accessible ramp details show the extent of the construction. Suggest a lighter lineweight to denote ramp to be installed by homebuilder, along with a legend or notes denoting the lineweight representation.
4. The MBOE table was completely removed from the plans. Are there any lots that would require an MBOE(s) to be established, based on the engineer's recommendation?
5. It appears the storm system was not designed for gravity flow (i.e., at or below the crown of the pipe) for the 100 year event. Although not required to be designed to this standard, an overflow route would need to be established for any stormwater that surcharges out of the top of the inlet in such an event, and MBOEs established for affected lots. Please confirm no surcharging above the top of any structure occurs for the 100 year event. This may have a bearing on the MBOE issue discussed in the above comment.

## Traffic Review - Corrections

1. Please see previous comment letter concerning street naming. Planning apparently attempted contacting Brock Worthley concerning an acceptable street name, and removing any reference to "Circle". The name shall be Hook Farm Dr.
2. Please provide justification for the offset ADA-accessible ramp shown on Sheet C124. Unless specific justification is provided, the City does not feel this offset ADA-accessible route across the street is warranted.

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. Two (2) full size paper copies of the approved and stamp plans shall be required prior to onset of any construction activities.

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,

/s/ Gene Williams 4/8/2021 electronically signed

Gene Williams, P.E.  
Senior Staff Engineer  
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Gene.Williams@cityofls.net

cc: Development Engineering Project File