
DEVELOPMENT SERVICES

Date: Friday, April 30, 2021

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

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

Application Number: PL2020114

Application Type: Engineering Plan Review

Application Name: The Retreat at Hook Farms - Street, Storm and Master Drainage Plan

The Development Services Department received plans for this project on April 15, 2020. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow 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. Turning space at Harvest Moon Ln. and Harvest Moon Pl. show slope call-outs which do not conform to the Design and Construction Manual. A 1.5% slope on one axis, followed by a 1.5% cross slope on the perpendicular axis yields a slope in excess of 1.5% design cross-slope. Elevation callouts confirm this error.
2. Northwest corner of Hook Rd. and Hearthstone Pl: The 90 degree curled sidewalk shall be designed as a turning space (i.e., flat in all directions no greater than 1.5% in any direction).

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,

/s/ electronically signed Apr. 30, 2021

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File