
DEVELOPMENT SERVICES

Date: Wednesday, May 26, 2021

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

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2021166
Application Type: Engineering Plan Review
Application Name: The Retreat at Hook Farms 2nd Plat - ESC

The Development Services Department received plans for this project on May 05, 2021. 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. Revise general note 8 to "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
2. It appears that sheet C405 has been included as a reference sheet. Please add the note, if applicable.
3. Add a note to inform the contractor about the two (2) water mains running along the southern property line. Make sure to label how far they extend, to the west. Also, add a similar note for the crossing sanitary main.
4. On sheet C406, extend the silt fence up to the edge of sediment basin 1.
5. On sheet C406, revise the detail sheet reference for both sediment basin 1 and sediment trap 1. Make sure to also include the detail sheet reference for both sediment traps 4 and 5, shown on page C407.
6. On sheet C410, add a "B4" leader for the area inlet located near Monarch View 1st plat.

7. Include "basin" in the description of BMP reference D1 (e.g. [...] by removal of sediment traps/basin), since D1 also applies to sediment basin.
8. Please revise the sentence "washout will not be allowed" on page 15 in the SWPPP, since the plans show concrete washout to be used.
9. Provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
10. A floodplain permit will be required in order to perform grading work within the 100-year floodplain limits.
11. Missouri DNR permit for Hook farms 1st plat appears to already cover a major portion of the land disturbance area for the Retreat at hook farms 2nd plat. As long as this previously issued permit is still valid and active, no other Missouri DNR permit for grading purposes would be required for this current application.

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,

Loic Nguingiri, E.I.
Staff Engineer

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File