

DEVELOPMENT SERVICES

Date: Wednesday, May 26, 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: PL2021163

Application Type: Engineering Plan Review

Application Name: The Retreat at Hook Farms 2nd Plat - Public Water

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 ten (10) business days of the date received.

Engineering Review

1. Water line should be extended around cul-de-sac bulb to serve lot 170. Design and Construction Manual does not allow for the installation of a private line from the meter that extends beneath a cul-de-sac bulb.
2. Water main at the end of the cul-de-sac on Heartland Cir. should be shortened to a point between lots 153 and 154 (i.e., just far enough to serve lot 154). Private service for lot 155 can be installed without being under the cul-de-sac bulb.
3. We are showing a 12 inch City water main along Hook Dr. Was this verified to be a 16 inch line?
4. Please show location of 30 inch KCMO water district line on the plan view.
5. Sheet C307: Can the storm line be reconfigured to eliminate the need for zinc coated ductile iron pipe? It would appear the storm line could be lowered a bit to eliminate the conflict.

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,

/s/ Gene Williams electronically signed May 26, 2021

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