
DEVELOPMENT SERVICES

Date: Wednesday, June 28, 2023

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

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PL2023109

Application Type: Engineering Plan Review

Application Name: MIDWEST CARWASH - PUBLIC WATER MAIN EXTENSION

The Development Services Department received plans for this project on May 08, 2023. 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 - Pending

1. WM3.00

It appears that there is 3.5 to 4 feet of cover over the proposed water main. Water Utilities direction indicates providing 3 feet of cover over the water main with about a foot of separation to the storm sewer crossing. With less than 18 inches of separation, all water main joints within 10 feet of the outside of the storm pipe need to be restrained. Please revise.

2. Please include the public sanitary sewer main extension plans within the public water main plan set.

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,

Susan Nelson, P.E.
Senior Staff Engineer
(816) 969-1229
Susan.Nelson@cityofls.net

cc: Development Engineering Project File