

Date: Friday, August 04, 2023

To: David Eickman, P.E.
Olsson Associates
North Kansas City, MO 64116

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

Application Number: PL2023145

Application Type: Engineering Plan Review

Application Name: THE VILLAGE AT DISCOVERY PARK - PUBLIC SANITARY

The Development Services Department has completed its review of the above-referenced plans dated Jun. 30, 2023 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 - Corrections

1. Please refer to the separate pdf markup of the plans for specific comments related to the sanitary sewer and forcemain. This markup shall be transmitted separately.
2. A trenching and backfill detail was missing from the plans. Please ensure the new standard of 12 inches aggregate is shown over the top of pipe.
3. The geometry of the forcemain appears to bisect the dam for the retention basin which is not acceptable. Please select a new route which does not impact the dam during a malfunction of the forcemain or future maintenance of the forcemain.
4. A separate meeting via Zoom will be setup soon to discuss the water main and the Colbern Rd. CIP project. We would recommend these plans be added to the agenda for discussion due to the amount of comments related to the sanitary sewer plans.

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,

/s/ electronically signed Aug. 4, 2023

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