

Date: Friday, September 29, 2023

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

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

Application Number: PL2023144

Application Type: Engineering Plan Review

Application Name: THE VILLAGE AT DISCOVERY PARK - PUBLIC WATER

The Development Services Department has completed its review of the above-referenced plans dated Sep. 14, 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. Sheet C551: Estimate of Quantities, change "12" PVC Bends" to "12" DIP Bends".
2. Sheet C554: Delete the blue hydrant and the 8-inch water main on the north side of Chipman Road. The 8-inch main north of Chipman Road and the hydrant will not be installed with the Colbern Road Project. Delete the note stating, "NEW 8-INCH WATER MAIN" on the north side of Colbern Road.
3. Sheet C554: Delete hydrant on the north side of Colbern Road connecting to the new 20-inch water main because it will not get installed. Delete the note stating, "RELOCATE EXISTING FIRE HYDRANT BY APPROXIMATELY 1.5 LF NORTH".
4. Sheet C554: Right of way and easement lines were not visible south of the proposed 12-inch water main. Please show their location, and please revise as appropriate.
5. Sheet C555: Colbern Road project will remove the hydrant north of Colbern Road at Sta. 16+30. Please revise as appropriate.

6. Sheet C556: Delete note "NEW 12" WATER MAIN LINE B" north of Colbern Road at Sta. 20+90. Please revise as appropriate.
7. Sheet C557: The Colbern Road project will not install a new hydrant on the 20" water main near Sta. 13+12. Please delete and revise as appropriate.
8. Sheet 559: On Sheets 17 and 39 from the Colbern Road and Douglas Street Public Road Improvements signed 7-14-2023, the 20-inch water main conflicts with curb inlet D-2. According to a record drawing, the top of the 20-inch water main is at elevation 945 to 946 near the curb inlet. Can the curb inlet be moved closer to the RCB to avoid the conflict with the 20-inch water main? The concrete encasement on the 20-inch water main will likely be able to be eliminated from the project. Please evaluate and revise as appropriate.
9. Please refer to last applicant letter. We had requested the extension of the 12 inch water main along Douglas St. to the north to tie into the existing 12 inch line near the airport entrance road . The response to comments states these are to be completed as part of an approved plan for Aria development. It does not appear we have any approved plans for the Aria development, nor would it appear we have any ability to require its construction if we had approved plans since the overall development is not approved. Therefore, it would appear the plans for the extension of the 12 inch main to the north shall be required as part of this plan set. Please update as required.
10. Please refer to comments on the Final Plat. During a recent Zoom call with the applicant, we were made-aware of a possible residential subdivision to the west of the retention basin. It is unclear how public water will be able to serve this residential subdivision. Suggest a separate meeting to discuss.

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 Sep. 29, 2023

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