

KC Water Development Plan Review Checklist

1. Determine if platting or minor subdivision will be required.

- If new lots are being created. (Plat)
- If public sewer extensions are required to serve the development/lots. (Plat)
- If lots/parcels are being split or combined. (Minor Subdivision)
 - Add condition accordingly for either Platting or Minor Subdivision from KC Water DRC Conditions.

2. Storm Drainage Study or Letter

- If the total disturbed area exceeds 10,000 square feet a Storm Drainage Study is required.
- If the total disturbed area is less than 10,000 square feet a Storm Drainage Letter explaining the exception is required.
- Storm Drainage Letter is required if an exception from APWA 5601.3 is applicable.
- Determine whether the site is located within the Combined Sewer Overflow (CSO) Area or in a Separated Sewer Area.
 - Add the applicable standard condition from KC Water DRC Conditions.
- If the site is located within an area protected by a levee (Zone X), notify the developer to work with the appropriate Levee District to determine if they have additional storm water requirements.

3. Grading and Site Disturbance

- For disturbed areas greater than 1 acre, a Land Disturbance Permit is required.
- For projects with offsite grading or offsite public improvements, add standard condition for offsite easements (temporary construction, storm drainage, sanitary sewer).
 - Add standard conditions from KC Water DRC Conditions.

4. Utilities

- Verify that each lot has access provided for public sewer and water on the utility plan.
 - Utility plan should show both public lines and private service lines.
 - If public sewer extensions are needed, add standard conditions to extend public sanitary and/or storm to serve the development and to provide a sewer capacity analysis.
 - For sites proposing septic/private sewage disposal systems add standard condition for septic systems.
 - Lots must be 3 acres or greater and more than 200 feet from a public sewer, or not directly adjacent to a public sewer to allow septic/private disposal systems.
- Verify that private service lines do not cross property lines.
- If large fills are proposed to be placed above existing sewers.
 - Add standard condition to provide structural analysis to verify integrity of existing mains and provide additional easement and as built drawings as necessary.
- For townhouse developments, require individual sanitary and water service lines to each unit.

- For private utility mains, require to be located within a private easement and covered by a Covenant to Maintain for the private utilities.
 - Add standard conditions for private easements and Covenants to Maintain Private Utilities.
- Verify that structures are not proposed over existing public utilities and easements.
 - Add condition to relocate and provide new easement, or abandon in place or remove and vacate any easements.
 - Add correction to call out relocation or abandonment/removal of mains on the utility plan.
- For Separated Sewer Areas, add standard condition to provide any BMP Easements
- For sites that have open channels carrying water from more than one lot/parcel add standard condition to provide surface drainage easements.
- Require that the storm water conveyance is shown on the utility plan.
- Show areas for any storm water detention and BMP's on the utility plan and call out on the utility plan.
- Storm detention areas that serve more than one lot must be platted in a separate detention tract.

5. Stream Buffer/Floodplain

- For DRC/CPC cases that require a stream buffer and/or floodplain development permit review per the Stream Buffer and Floodplain Development checklists.
 - For stream buffers review per the criteria for Preliminary Stream Buffer Plans.
- Add applicable standard conditions from the KC Water DRC Checklist.

6. Agreements

- For sites with detention that serves multiple lots/parcels, add applicable standard condition for Covenant to Maintain Storm Water Detention Facilities.
- For sites with private sewers and/or water, add applicable conditions for Covenants to Maintain Private Mains.