

DEVELOPMENT SERVICES

Date: Wednesday, December 11, 2024

To: CLAYTON PROPERTIES GROUP INC
120 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PRSUBD20245195

Application Type: Public Infrastructure

Application Name: Cobey Creek 2nd Plat Public Infrastructure

The Development Services Department received record drawing documents for this project and 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 five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

Corrections

1. Improvements along 150 HWY should be included with this submittal. MoDOT will have to give final approval but the staff will need to review as well.

Staff is in discussions with MODOT about how to proceed with the traffic signal required at Sunset Ridge. Final approval will not be given before MoDOT advises how to proceed.

3. The merge lane for northbound traffic seems unnecessary. A single lane with a wider island may be a better fit.

Striping for the extra widening should be yellow if on the left hand side of the roadway.

10. Staff has spoken with MoDOT about the planned signal at Sunset Ridge and it has been determined that the signal will be required before occupancy of the project. Plans should be submitted to MoDOT for review and approval must be given to the City before approval is given on these plans with the understanding that construction is not required until a later time.

Engineering Review - Street and Storm

Reviewed By: Gene Williams, P.E.

Corrections

5. S denotes "slab" basement on the Master Drainage Plan. Is this what you intend? Assuming you wish to change this designation to represent a "standard" basement. Informational comment, and corrections required if appropriate. Otherwise, only slab on grade homes will be allowed without special permission from the designer.

17. Cost estimate required prior to formal approval. Informational comment.

Engineering Review - Water **Reviewed By: Gene Williams, P.E.** **Corrections**

Water Utilities - Water Review **Reviewed By: Kevin York** **Corrections**

1. Sheet C202: The 12" storm is not shown on profile view near Sta. 2+00. The storm pipe will be above the water main. Show in profile view. Correction required.

Engineering Review - Sanitary **Reviewed By: Gene Williams, P.E.** **Approved with Conditions**

6. An MDNR permit shall be required for this project. Informational comment.

Water Utilities - Sanitary Review **Reviewed By: Amanda Bagwell** **Approved with Conditions**

1. Plans approvable subject to receipt of MDNR construction permit. MDNR concurrence letter to attach to MDNR construction permit application to follow by end of week. Informational comment.

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,

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File