

**DEVELOPMENT SERVICES**

**Date:** Friday, March 21, 2025

**To:** Shawn Duke  
802 Francis Street  
St. Joseph, MO 64501

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

**Application Number:** PRSUBD20243308  
**Application Type:** Public Infrastructure  
**Application Name:** WHISPERING WOODS 3RD PLAT

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](https://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.

<b>Engineering Review - Streetlight</b>	<b>Reviewed By: Gene Williams, P.E.</b>	<b>Not Required</b>
<b>Engineering Review - Street and Storm</b>	<b>Reviewed By: Gene Williams, P.E.</b>	<b>Corrections</b>

1. Floodplain Development Permit Application: 1. Please call to setup a meeting to discuss the permit application, as there were numerous issues and omissions on the permit application which would be better discussed on a Teams call.

2. A "No-Rise Certification" form shall be submitted for the project. Suggest discussing at the Teams meeting discussed above.

4. Previous applicant letter comment: "On all asphaltic concrete sections, KCMMB mix is required. Correction required". Although mix is called-out correctly, the aggregate base was incorrect for the residential collector (i.e., 26th St.). The aggregate base shall be a minimum of 7.5 inches over geogrid. Correction required.

5. Previous applicant letter stated "Typical asphaltic concrete and subgrade sections are outdated. New standards for residential local are 6 inch aggregate over geogrid rather than 10 inch. New standards for residential collector are 7.5 inches aggregate over geogrid rather than 12 inches. Correction not necessarily required, but wanted to make you aware of the downgrade in design criteria." The updated typical sections do not callout aggregate, but rather, "KCMMB base with geo-grid". Did you mean to say "aggregate base with geogrid"? Correction required.

9. Previous applicant letter comment stated "Signage plan was missing. Corrections required." Although a signage plan was provided, we need pavement marking for crosswalks included on this plan. Correction required.

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

7. Plan and profile view of the existing water main to be relocated as part of the box culvert project to be provided with these plans. The water main cannot be allowed to remain beneath a box culvert, and is greater than 7 feet in depth. Correction required.

**Water Utilities - Water Review**                      **Reviewed By: Kevin York**                      **No Comments**

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

12. MDNR construction permit is required prior to formal approval.

**Water Utilities - Sanitary Review**                      **Reviewed By: Amanda Bagwell**                      **No Comments**

**Engineer Review - Grading**                      **Reviewed By: Gene Williams, P.E.**                      **Corrections**

1. According to the "Hydraulic Report", it appears there is a rise in the base flood elevation upstream of the proposed box culvert. A "No-Rise Certification" (i.e., no rise greater than 0.00 feet) is required, and it would appear this condition has not been met. It is possible additional compensatory storage may be required. Correction required.

2. Recommend a meeting to discuss the plans, the Floodplain Development Permit Application, the "Hydraulic Report", and the lack of a "No-Rise Certificate" for this project.

**Engineering Review**                      **Reviewed By: Gene Williams, P.E.**                      **Rejected**

1. Hydraulic Report dated Dec. 6, 2024 never makes clear the objectives of the report. The response to comments provides some of the objectives, but the report was not revised to include these objectives. I was also missing the "No-Rise Certification", and it appears from the report there is a slight rise upstream of the box culvert. FEMA defines any rise greater than 0.00 feet as a rise in the base flood elevation, and this will need to be addressed. Correction required via a revision to the report, and inclusion of a "No-Rise Certification" within the report.

2. See comment #6 in previous applicant letter. The water main beneath the box culvert cannot remain in the location shown. It is greater than the allowed 7 feet of cover, and it is beneath a concrete box culvert. The allowance of this line to remain "as-is" will impact future maintenance by Water Utilities. Relocation of this line shall be required.

3. The Storm Drainage Report dated Mar. 1, 2025 states within the text that fill will only be brought-into the floodplain fringe. This is not accurate. Fill will be brought-into the floodway, and hence a No-Rise Certification is required. Revision to the report is required.

4. Recommend a meeting to discuss issues related to the No-Rise Certification, the Floodplain Development Permit Application, and other issues as needed.

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
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cc: Development Engineering Project File