
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, March 31, 2017

To:

HDR Engineering, Inc.

Cory Imhoff, P.E.

Email: Cory.Imhoff@HDRINC.COM

Fax #: (816) 347-1197

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017057

Application Type: Engineering Plan Review

Application Name: Creekside at Raintree, Lots 1 through 31 - Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control Plan

The Public Works Department received plans for this project on March 09, 2017. We have completed our review and offer the following comments:

Engineering Review

1. All Erosion and Sediment Control Plan Sheets: Please add a note to the legend pertaining to the sediment trap which references Sheet O1C-CR-07.
2. Detail Sheets for each ADA-accessible ramp should be provided with the plans. In the past, this was not required, and these features were allowed to be "field-designed." There have been numerous issues with this method, so the City has changed Section 5300 of the Design and Construction Manual to reflect the minimum design details required for each ramp. These details are required whether the ramp is installed with the subdivision improvements, or later during the building permitting process.
3. Please review Section 5300 of the City of Lee's Summit Design and Construction Manual, in particular, Section 5304.8. Please use Table LS-5 as an aid in the design.
4. Please add notes showing the location of sidewalks to be constructed along with all other subdivision improvements. This would include the section of sidewalk along Raintree Pkwy. and Tract B, and the tie-in to the existing ADA-accessible ramp at the intersection of Raintree Dr. and Raintree Pkwy.
5. It appears there is an ADA-accessible ramp shown at the intersection of Meadowbrook Dr. and Raintree Pkwy. extending to the west across Raintree Pkwy. Please eliminate this crossing, and only provide the

ADA-accessible ramp across Meadowbrook Dr. There is no "receiver" ramp on the west side of Raintree Pkwy., and hence the crossing should be eliminated from the plans.

6. Please provide the standard APWA curb inlet details, manhole details, and junction box details within the plan set.
7. Please provide a standard detail for frame and lids used on the project. The lids should say "Storm", and should be the same type as the sanitary sewer frame and lids.

Traffic Review

1. Provide signing plan (stop sign and street name signs) and City sign standard details.

In order to calculate the Public Works' 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

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.

- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1812 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File