

---

**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Thursday, April 20, 2017

**To:**

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**From:** Gene Williams, P.E.

Senior Staff Engineer

**Application Number:** PL2016150

**Application Type:** Engineering Plan Review

**Application Name:** Village at View High Drive Street, Master Drainage Plan, Stormwater, and ESC

---

The Public Works Department received plans for this project on Apr. 14, 2017. We have completed our review and offer the following comments:

**Traffic Review**

1. Off-Site road improvement plans were not included to review. Please submit under separate cover, the off-site street and traffic improvements.
2. Stop/Street Name Signs should be located on Village Park Dr instead of Kessler Dr at the intersection of Village Park Dr and Kessler Dr.
3. The intersection detail sheet is still missing pavement marking information (e.g. left-turn arrows) and there are dimensioning errors.
4. The typical section of Kessler Drive still does not accommodate a commercial collector three lane section (three 12' lanes); evident from the intersection detail sheet dimensioning that shows a 12' lane from lane line to back of curb (effective 10' lane).

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](mailto:Gene.Williams@cityofls.net). You may also contact the City Traffic Engineer, Michael Park at (816) 969-1800, or email at [michael.park@cityofls.net](mailto:michael.park@cityofls.net).

Sincerely,

*Original Signed*

Gene Williams, P.E.  
Senior Staff Engineer

cc: Development Engineering Project File