
PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, June 29, 2017

To:

BHC RHODES
Patrick Joyce, P.E.
Email: PATRICK.JOYCE@IBHC.COM
Fax #: (913) 663-1633

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

Application Number: PL2017088

Application Type: Engineering Plan Review

Application Name: The Grove at Lee's Summit LLC - Phase 1A - Street, Storm, MDP

The Development Services Department received plans for this project on June 9, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Please refer to comment #11 of the previous applicant letter dated May 19, 2017 (hereinafter referred to as "the comment letter"). It does not appear that underdrain locations were specified.
2. Please refer to comment #14 and #15 of the comment letter. There are fourteen (14) bullet point items contained in Section 5304.8 of the Design and Construction Manual, that are required for design details for ADA-accessible ramps. Please refer to the new City website for standard detail drawings showing how these should be presented.
3. Please refer to comment #19 of the comment letter. It appears the underdrain location was not shown.
4. Please refer to comment #23 of the comment letter. ADA-accessible ramp details were not shown in accordance with Section 5304.8. Please refer to the new City standard detail for a "go-by" showing how these ramps should be presented in the plans. Each ramp must have a specific design (i.e., not a generic design).
5. Please refer to comment #24 of the previous comment letter. Hydraulic grade lines were presented for the 10 year event, but this is a collector roadway. At a minimum, the 25 year event should be presented, with overflow routes for the 100 year event established.

Traffic Review

1. The advisory speed sign (W13-1P) should replace the R2-1 under the roundabout warning signs. The

advisory speed should be 15 mph or 20 mph depending on the circulating design speed and should be the same for all approaches.

2. The street name signs within the roundabout shall include the arrow detail as shown on the City's sign standard details.

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

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) 969-1223 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File