

PUBLIC WORKS ENGINEERING DIVISION

Date: Monday, October 02, 2017

To:

OLSSON ASSOCIATES
Melissa DeGonia, P.E.
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From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2017191

Application Type: Engineering Plan Review

Application Name: Hawthorn Ridge 1st Plat - Hook Rd. Improvements

The Development Services Department received plans for this project on September 14, 2017. We have completed our review and offer the following comments:

Engineering Review

1. An erosion and sediment control plan appeared to be missing.
2. Driveways impacted by this project should be replaced with KCMMB concrete from the roadway, to the right of way line.
3. The minimum size driveway culvert is 15". If using CMP, it should be aluminized.
4. Sheet C317: KCMMB concrete mix should be specified for the driveway typical section.

Traffic Review

1. Sheet C303. Typical Road Sections are inconsistent with the Saw Cut/Mill & Overlay detail.
2. Is the existing manhole structure and lid near Station 29+40 (Note for Contractor to Raise Lid 0.56') traffic rated?
3. Sheet C305. Detour Plan is incomplete and not efficient (consideration of northbound traffic is lacking north of M-150, use of Scherer Road should be signed, the signing for traffic south of M-150 can be minimized/relocated, etc.). Use of M-150 as detour route requires MoDOT permitting and review. Hook

Road west of Pryor Road should not be part of the detour route.

4. Sheet C306. Use consistent scale on a roadway plan across match lines.
5. Plan sheets generally lack complete details, dimensions, stations/offsets for construction, inspection and record drawings.
6. Driveway culverts do not align with ditch sections.
7. Driveways require at least 50' depth of hard surface from edge of pavement per ordinances. Where this condition exceeds right-of-way or ability to acquire temporary construction easement, a waiver may be considered.
8. Are the locations of mail boxes (relocated) adjacent to the properties addressed? Has this issue been coordinated with the postal service and their (as well as property owner) preference been accommodated? It's possible some of these mail boxes may be relocated across the street if better/safer access can be provided.
9. Pavement Marking Sheets. The diagonal lines between Arbor Valley Dr and Arborridge Drive are in the wrong direction.
10. Pavement Marking Sheets. Pavement markings for the right-turn lanes and left-turn lanes are missing.
11. Signing Sheets. The R3-8 lane use signs should be removed.

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