



# LEE'S SUMMIT MISSOURI

## Development Services

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**Date:** Monday, September 17, 2018

**To:**

SCHLAGEL & ASSOCIATES

Mark Breuer, P.E.

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

Senior Staff Engineer

**Application Number:** PL2018160

**Application Type:** Engineering Plan Review

**Application Name:** Oakview Storage Public Traffic Improvements

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The Development Services Department received plans for this project on August 24, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

### Engineering Review

1. The plans appear to be incomplete. As such, a cursory review is being provided.
2. Sheet C3.0 is missing a site-specific plan for construction of ADA-accessible ramps in accordance with the bullet point items contained in Section 5304.8, and incorporating the design criteria shown on Table LS-5.
3. Generic City standard details are provided in the details section of the plans, but these should be removed from the plan set since a site-specific plan is required. They may be used as a guide in preparation of the site-specific plan, but are not intended to be placed in construction plans. Please refer to Section 5304.8, and Table LS-5 for specific details needed in the plans.
4. KCMMB concrete (8 inch thick) is required for the new driveway entrance from the right of way line, to the end of the driveway on the street side. Please show this on the plans.
5. Table LS-2 is provided on Sheet C8.0, but this table has no pertinence to the project since this is an arterial

road. Please remove.

6. The widened pavement section should match the existing pavement design. Our records indicate the existing pavement section is a 2 inch surface course over a 10 inch base course, on top of a 12 inch compacted subgrade (i.e., 95% standard proctor). Type 5 or 6 may be used for either base or surface course.
7. Please revise the cost estimate as per the above changes.

### **Traffic Review**

1. Incomplete Plans. The plans generally lack construction detail (e.g. alignment information, dimensioning, notes, points of reference/control points, benchmarks, typical section/pavement design, etc.).

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**

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Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided on CD in multi-page pdf format.

Please contact me if you have any questions or comments.

Sincerely,

*Original Signed*

Gene Williams, P.E.  
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cc: Development Engineering Project File