

**DEVELOPMENT SERVICES**

**Date:** Thursday, April 02, 2020

**To:** OLSSON ASSOCIATES  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116

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

**Application Number:** PL2020073

**Application Type:** Engineering Plan Review

**Application Name:** Osage 1st - Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control

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The Development Services Department received plans for this project on March 19, 2020. 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 8-1/2"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. Please ensure the detention basin outlet structure elevations match what is shown in the drainage study. It appeared there were some minor discrepancies.

**Traffic Review - Corrections**

1. The horizontal curve on Walsh Drive (northeast corner of the development) does not meet design criteria for 25 mph. Revise the cuve to 25 mph or add a bulb per typ. partial cul-de-sac design for 90 degree turn (examples available if reference needed). As designed, there's inadequate sight distance and the sight triangle encroaches private property beyond City control for mitigations.
2. The south end of Walsh Drive does not have defined travel lanes and traffic control. The wide open street section that blends into a cul-de-sac creates traffic control issues and/or sight distance concerns. Can a typ. street section be designed between Osage Dr and the cul-de-sac?
3. Tract D, median island, should be ROW.
4. C1 and C2 for Maryville Place need information.
5. Temp. Cul-de-sac needed at the end of Rutherford Dr. With temp. cul-de-sac, the end of road sign

treatment is not necessary.

6. Recommend stop signs on nb and sb Walsh Dr. at Osage Dr. instead of stop sign on Osage Dr. This will be more typical of driver expectations entering the subdivision from Pryor Road.
7. Remove the yield sign at the south end of Walsh Dr. Yield signs are not used and there's inadequate sight distance for yield condition. Revise intersection design per other comment. Add stop sign for eb Osage Dr. at Walsh Dr.

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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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 shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Digitally Signed

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cc: Development Engineering Project File