
DEVELOPMENT SERVICES

Date: Monday, May 10, 2021

To: ENGINEERING SOLUTIONS
50 SE 30TH ST
LEES SUMMIT, MO 64082

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2021101

Application Type: Engineering Plan Review

Application Name: Park Ridge 8th Plat - Streets, Storm and Mass Grading

The Development Services Department received plans for this project on March 17, 2021. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review - Corrections

1. Show the midblock ramp along NE Hideaway Drive throughout the plan set.
2. The midblock ramp turning space does not meet the required maximum slope requirements. Please revise.
3. See comments sent previously for Park Ridge 7th Plat regarding ADA ramp design comments.
4. Please revise "Terr" to "Ter" for NE Park Springs Terrace throughout the plan set.
5. Estimate:
 - Add an item for connecting to the existing storm sewer.
 - All items included on the Park Ridge 7th & 8th Plat Erosion and Sediment Control estimate may be removed from this estimate.
 - Please review the quantities for the street portion of the estimate and revise as needed.

Traffic Review - Corrections

1. The vertical sag on Hideaway Dr. approaching Daltons Ridge is inadequate for a 25 mph design speed;

especially considering that sag occurs at a poing of horizontal reverse curve.

2. Check consistency of Street Names between 7th Plat and 8th Plat (e.g. Park Springs Dr./Park Springs Ter.)

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

All Planning application and developmrnt 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 mulit-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,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245

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cc: Development Engineering Project File