

City Comment Response #1

Project: Residences at Blackwell – Blue Parkway Road Improvements

Owner: Griffin Riley

Powell CWM Project Number: 22-2087

Application Number: PL2022419

Date: 4/4/2023

The responses below are in regards to the **Engineering Plan Review** received on 16 December 2022. The necessary drawings have been updated and all revisions are listed below.

Engineering Review

Plan Reviewer: Gene Williams, P.E.

Item Review: Engineering Review

Email address: gene.williams@cityofls.net

Phone number: (816) 969-1223

1. Hydraulic grade line shall be shown on the profile view of all storm lines greater than 6 inches diameter. The hydraulic grade line shall also include the design storm. Please revise.
Completed, 10-yr and 100-yr shown.
2. Off-site easements and right of way should be dedicated by separate document since it was not dedicated on the proposed plat. Please submit courtesy review copies prior to execution and recording. Please be aware an 8.5 by 11 inch exhibit is required for each easement or right of way dedicated by separate document.
Acknowledged, right-of-way will be dedicated to MoDOT.
3. Sheet 32: North arrow does not appear correct. Please evaluate and revise as appropriate.
Revised.
4. The colored and stamped concrete within the roundabout should be specified as KCMMB mix. Please revise.
Revised.
5. A 3 inch sanitary sewer force main was installed along the north side of Blue Pkwy., but does not appear anywhere on the plans. Please show the location of the 3 inch sanitary sewer force main, and ensure there are no conflicts.

As-built location being determined, city GIS shows it on the opposite side of the road from the Record drawings we received.

6. Pavement sections do not meet the Design and Construction Manual in terms of pavement thickness or subgrade design. Please see the Design and Construction Manual for Commercial Collector street standards. In general, there are two (2) options. Option A includes 1) 2 inch surface course AC over 5.5 inches base course AC, 2) 6 inch MoDOT type 5 aggregate, 3) 9 inches chemically-stabilized subgrade. Option B includes 1) same AC thickness for surface and base as above, 2) 12 inches MoDOT Type 5 aggregate, and 3) geogrid. Please revise as appropriate.

Acknowledged, pavement typical section shown matches previous Blue Parkway improvements per MoDOT plans.

7. The 3 inch sanitary force main discussed in the above comments may need to be relocated due to conflicts with the roundabout or other features. We will wait until this line has been shown on the plans to make this determination.

Acknowledged.

8. The typical pavement section view from sta 17+53 to 27+15 appears to narrow. Typical minimum width should be 36 feet from back of curb to back of curb. Please evaluate and revise as appropriate.

Revised.

Traffic Review – Corrections

1. General: This section of Blue Pkwy is MoDOT R/W. These plans have been reviewed by the City but will also need to be reviewed and approved by the state.

Acknowledged.

2. Sheet 29-31: The contractor will need to pull a TTC permit from the City and State when this work occurs. Closure and detour route will be reviewed at that time.

Acknowledged.

3. General: Please show the size of signs intended to be used.

Revised.

4. Sheet 26: Add "Keep Right" signs at the splitter island noses.

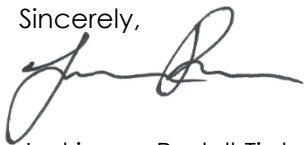
Revised.

5. Sheet 26: Add Type 4 Object Markers at the roundabout leg that is a dead end.

Revised.

Please feel free to contact me with any questions.

Sincerely,



Jadrienne Rodell-Tipton, PE

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