

**Date:** Friday, August 04, 2023

**To:** Olsson Associates  
North Kansas City, MO 64116

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

**Application Number:** PL2023143

**Application Type:** Engineering Plan Review

**Application Name:** THE VILLAGE AT DISCOVERY PARK - Offsite Traffic Improvements

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The Development Services Department has completed its review of the above-referenced plans dated Jul. 14, 2023 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](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

#### **Traffic Review - Corrections**

1. Coordination with City staff is advised for the public improvements on Colbern Road. Craig Kholer is the Engineer in charge of the Colbern Road CIP and coordination would be advised to avoid installation and demolition of improvements.
2. Can the pedestrian crossing at the intersection of Douglas/Alura Way be moved in front of the median? Seems like its too far away from the intersection by placing the ramps at the PC of the larger curb return radii. This separation from Colbern will likely create conflicts between pedestrians and vehicles that stop at the intersection where drivers will naturally want to stop. It may be an angled crossing given the right turn lane offsets the sidewalk alignment.
3. The intersection of Douglas and Alura is mislabeled.
4. Turn Lane tapers are too short and do not meet Access Management guidelines.
5. Based on the TIA provided with the PDP, Douglas Road is required to be improved from the south property line to the north City limits on both sides. Please revise the plans to correctly reflect this.

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,

/s/ electronically signed Aug. 4, 2023

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