

PUBLIC WORKS ENGINEERING DIVISION

Date: Wednesday, July 13, 2016

To:

THHINC MCCLURE ENGINEERING CO

Ryan Fuller, P.E.

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Fax #: (573) 814-1128

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

Application Number: PL2016130

Application Type: Engineering Plan Review

Application Name: Donovan Street Improvements at Summit Orchard

The Public Works Department received plans for this project on June 21, 2016. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C101: Please ensure the changes to the sanitary sewer are incorporated onto this sheet and any subsequent sheets.
2. Donovan Rd. Plan and Profile Sheets: Please label Donovan Rd. either on the plan or profile view.
3. Storm Profiles: Please show the hydraulic grade line for the design storm. Please ensure there is a suitable overflow route for the 100 year event that complies with the gutter spread requirements.
4. What is the plan for the end treatment for flared end sections? It did not appear this was shown.
5. Please provide an overview sheet showing the street and stormwater improvements. The intent of this sheet is to show all of the improvements on one sheet, without the details.

Traffic Review

1. Street light plans have not been included. Those plans should be submitted for review and include tables indicating lighting design parameters.

2. Use a 150' radius reverse curve taper for the eastbound left turn lane improvement along Chipman Road in lieu of the straight taper to meet the City's access management code criteria.
3. Provide a 10' wide shared use path along Chipman Road east of Donovan to the beginning of right-turn lane taper.
4. Adjust the sidewalk connection to the proposed 10' shared use path in the northeast corner of Donovan and Chipman. Change the ADA ramp in this corner to accommodate the shared use path (matching width of the ADA ramp in the northwest corner) and consider a ramp that also serves a north-south pedestrian crosswalk on the northeast corner of the intersection that will be provided with traffic signal installation.
5. Adjust the left-turn arrow spacing in the eastbound left turn lane along Chipman Road at Donovan such that no arrow is more than 80 feet apart). Recommend moving the first arrow 10 feet east of the left-turn lane beginning per City standards, and adjusting the center arrow 5 feet east to meet the maximum spacing condition.
6. Show the KCPL access along Donovan and how this will be managed/accommodated.
7. In consideration of pending Ward Road widening, the proposed ADA ramps crossing Donovan at Ward Road could be omitted since those will serve no connections and require removal when Ward Road is widened.
8. Can the Ward Road improvements be coordinated at this time with the pending widening of 4 - lane improvements that are contingent on other development progress at SIC, Summit Orchards Phase 2, etc. in consideration of Summit Place that is now moving forward with the anchor tenant to eliminate the removal and reconstruction of what is partially shown in these construction plans?
9. Were there any planned traffic calming, medians, landscaping, etc. along Donovan to encourage a more mixed-use, walkable, environment and if not why? The two way left turn lane could be changed to dedicated left turn lanes at known/planned driveway locations and a median provided where left turn lanes are not required. Will there be any proposed access along Donovan near Chipman or Ward (within the functional area of the intersections) that requires a raised median to limit access based on the PDP?

In order to calculate the Public Works' 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 Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, either at (816) 969-1800 or e-mail to .

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File