
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, August 05, 2016

To:

THHINC MCCLURE ENGINEERING CO

Ryan Fuller, P.E.

Email: rfuller@mecresults.com

Fax #: (573) 814-1128

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2016130

Application Type: Engineering Plan Review

Application Name: Summit Orchard Street, Stormwater, and Grading

The Public Works Department received plans for this project on July 25, 2016. We have completed our review and offer the following comments:

Traffic Review

1. Provide a 10' wide shared use path along Chipman Road east of Donovan to the beginning of right-turn lane taper.
2. 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 the ramps should be as directional as possible considering 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.
3. The KCPL access should be designed as a driveway (utility drive). Driveway width may need to adjust and taper after the intersection with Donovan to accommodate existing turning movements (e.g. 30' width at opening for a distance into the driveway, potentially 30-40 feet before matching the typical 20' width). There should be no sidewalk ramps required and the curb along Donovan should be continuous through the driveway. Staff can provide an example illustration of this condition if needed to clarify the comment.
4. Street Light Equipment ID shall follow the format (Controller ID-Circuit-Pole). The ID for this street light controller is 5G14.
5. Street Light Plans need to include tables indicating lighting design parameters and results (IES data matching design criteria).

6. The taper for the eastbound left-turn lane shall be 150 feet in length and use 150' radius curves (in lieu of straight taper) to meet the City's access management code criteria.
7. Review the contextual design of Donovan with Planning staff. The current design is not conducive to a shared use or walkable environment, but rather functions as a divisive roadway between land uses that accommodates higher volume and speed of cut-through traffic than desired. Could any medians, landscaping, pedestal lighting, etc. along Donovan be included to more closely develop the desired commercial/residential mixed use context? For examples; driveway locations have been established to guide the design of potential landscaped medians, lighting could be scaled down, street trees could be incorporated along the right of way lines, etc. Current design character should have Planning consent due to the overall PDP mixed-use considerations.

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, Gene Williams either at (816) 969-1812 or e-mail to Gene.Williams@cityofls.net. You may also contact the City Traffic Engineer, Michael Park, at (816) 969-1800 for any traffic-related questions.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File