

Date: Friday, July 21, 2023

To: John Huss
Anderson Engineering Inc

From: Sue Pyles, P.E.
Development Engineering Manager

Application Number: PL2023177

Application Type: Engineering Plan Review

Application Name: Summit Orchard West - Public Street Improvements

The Development Services Department received plans for this project on July 07, 2023. 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. Please revise the Water & Sewer contact phone number on the cover sheet to 816-969-1900.

Contact # revised

2. Please include elevation information in order to construct correctly.

Grading plan sheet and enlarged ramp grading details added to plans

3. Please provide a specific detail for each ADA-accessible ramp which includes, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual.

Enlarged ramp grading details added to plans

4. Please relocate the added curb inlet out of the radius.

Traffic Review - Corrections

Per follow up discussion inlet has been omitted from design

1. Add two R3-7 Right Lane Must Turn Right signs on SB Ward. First sign opposite first set of arrows (near STOP bar) and second sign just before the start of the taper. Also add ONLY pavement markings in between the Right Arrows.

Signs and pavement markings added as requested

2. Add Crosswalk on Ward, including ADA ramp on NW corner. Add push buttons and ped heads and make necessary changes to traffic signal.

Crosswalk, ramp and signal modifications added to plans

3. Do not mark any straight arrows. Most shown are informational but there is one that is called out as a new arrow.

Straight arrows removed from plans

4. Sidewalk will be required on Chipman Road for FDP.

Acknowledged

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 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,

Sue Pyles, P.E.
Development Engineering Manager
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File