

Date: Friday, February 15, 2019

To:

HAPPY VALLEY PROPERTIES LLC

Email:

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GEORGE BUTLER ASSOCIATES INC

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PARAGON STAR LLC

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019024

Application Type: Engineering Plan Review

Application Name: PARAGON STAR - PUBLIC STREET, STORM, & ESC

The Development Services Department received plans for this project on January 18, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Traffic Review

1. For each roundabout, submit a tabulation of design speeds calculated for each of the curves to include approach, curve, radius, circulation, exit, speed and speed differential of all movements at all legs of the roundabout. See Roundabout Design Criteria Table in the DCM for typical design speeds and information required for review.
2. For each roundabout, submit drawings illustrating that design vehicle(s) can be accommodated for all movements at all legs of the roundabout. The vehicle path shall maintain a minimum 2-foot clearance between the tire track and the curb. Drawings shall be submitted illustrating each vehicle path and per design vehicle (e.g. P, SU, WB).
3. Additional review comments are pending further review dependent upon direction and decisions from KCMO regarding ownership and standards for View High Drive and View High Parkway. I assume KCMO will also review and approve these roadway plans, including marking, signing, and lighting in coordination

with Lee's Summit; especially for View High Drive and View High Parkway.

4. Drawings that illustrate the intersection and stopping sight distances within, approaching and departing the roundabout need to be submitted for each roundabout for staff to review in reference to monument signing and any other potential landscape obstruction proposed within or adjacent to the roundabouts.
5. Lighting is assumed private along View High Drive, View High Parkway and River Road...The lighting will need to be included in the maintenance agreement(s). What standards and specifications are the lighting designed to meet; KCMO or LSMO? How are the proposed lights on View High Drive powered and controlled?

Provide a table of lighting design calculations, avg. illuminance, avg. to min. ratios, circuit loading, voltage drops, etc. for each system.

6. Revisions to shown ROW and shown easements are pending decisions of ownership.
7. Pavement Marking along View High Drive and within the View High Drive roundabout should meet the requirements of KCMO and MUTCD. KCMO plan approval should be sent to LSMO for record.
8. Signing along View High Drive and within the View High Drive roundabout should meet the requirements of KCMO and MUTCD. KCMO plan approval should be sent to LSMO for record.
9. Signing:
 - a.) Advance warning signs and advisory speed signs for the roundabouts are missing.
 - b) The roundabouts should include street name signs.

Marking:

c) Note the materials for marking symbols (including stop lines, yield lines, diagonals, arrows, crosswalk lines) and longitudinal lines; LS requires preformed thermoplastic and high-build paint, respectively.

10. Signing and Marking along View High Parkway is pending determination of ownership, but shall comply with the standards and specifications of KCMO and/or LSMO, as applicable, and the MUTCD.
11. The TTC and Detour Plan needs to be reviewed by KCMO and approved. MoDOT permitting will be required for the Detour Route. Submit KCMO approvals as applicable.

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.
Senior Staff Engineer
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File