

Date: Tuesday, June 9, 2020

To: GEORGE BUTLER ASSOCIATES INC
9801 RENNER BLVD
LENEXA, KS 66219

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 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.

Engineering Review - Corrections

1. Sheet 1:
 - KCP&L is now Evergy. Please update the plan set.
 - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
2. Sheet 2: Also reference the CLOMR as a part of the FEMA Floodplain information.
3. Sheet 3: Since the referenced items have been issued, should Permitting Notes 13 & 14 be revised or deleted?
4. Sheet 4: Revise both the pavement and sidewalk aggregate base labels to more closely match City terminology.
5. Sheet 5:
 - Revise the sidewalk aggregate base label to more closely match City terminology.
 - Relocate the Typical Section River Road asphalt base label for clarity.

6. Sheet 7:
 - Structure 4001 does not meet the minimum allowed inside “L” dimension as shown in the standard detail. Please revise.
 - Label the street name west of the roundabout.
 - Consider rotating the Plan view 180 degrees for easier referencing.
7. Sheet 8:
 - Relocate the proposed retaining wall located between View High Drive and View High Pkwy. Retaining walls are not allowed within public right-of-way.
 - Retaining walls are not allowed over public storm sewer. Structure 204A and the pipe between Structures 204A and 204 shall be private. Please clearly label as such where appropriate throughout the plan set.
 - Please bring “View High Parkway” to the front, or top, layer in the Profile view. Review the entire plan set to ensure the information is presented clearly. When layers are out of order, text can become very difficult to read.
8. Sheet 9:
 - The standard pavement section for View High Parkway, on Sheet 4, stops at Sta. 24+19. There is no standard section provided for Sta. 24+19 to Sta. 29+07.30. Please revise.
 - Since Structure 501A is being constructed over an existing storm sewer line, should this be labeled as a Doghouse structure?
9. Sheet 15:
 - Label the streets.
 - Please label the dashed line along the water line south of the roundabout.
 - Design and Construction Manual Section 6901.D.1.d.i.(b) requires 5’ clearance between water mains and storm sewer structures.
 - What is the end section shown just north of the water line at approximate Sta. 8+00?
 - Include the following note on any profile sheet applicable: “Compacted Fill shall be placed to a minimum 18” above the top of the pipe prior to installation.”
 - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
 - Adjust the Final Grade leader arrow to point to the grade line.
10. Sheet 16: Revise the material type in the “Construct 8” ...” label in the Profile view.
11. Sheet 17: Consider removing information not pertinent to this exhibit for clarity. Items such as existing plat labels, boring hole locations, ownership and zoning information, parking lot striping are all the types of items that help make this sheet very crowded and more difficult to read.

12. Sheets 18-20: The Intersection Detail Legend doesn't include all of the sidewalk ramps, the labels don't make sense, and only one of the numbers (4) is shown in the Plan view.
13. Sheet 20: Adjust the Proposed Waterline leader to point to the water line.
14. Sheet 21: The specific details of all ADA-accessible sidewalk ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
15. Sheets 22-25:
 - Please review the grading sheets to ensure all proposed contours tie back into existing contours.
 - Revise proposed contours to be only within the Limits of Disturbance boundary.
 - Include TW & BW wall elevations on the grading sheets in order to verify the proposed wall elevations make sense.
16. Sheets 26-28: Please either refer to project phases or stages, don't mix the two.
17. Sheets 29-30: Include APWA inlet protection standard details.
18. Sheets 33-34:
 - Review all text line weight for consistency. Revise as needed.
 - Relocate any connection numbers that overlap other text for clarity.
 - The grid used on these Profile sheets make the information very hard to read. Please only provide stationing grid lines every 25 feet for clarity.
 - Please review profiles to ensure all grade lines are correctly labeled and are of consistent line types.
 - Please label or remove the double lines shown between Structures 203 & 205.
 - Please review the Line 200 10-yr HGL and revise as needed.
 - APWA 5600 requires Collector roadway crossings to convey the 4%, or 25-year, storm event. Please ensure this requirement is being met and include the 25-year HGL in Profiles as appropriate.
19. Submit an Engineer's Estimate of Probable Construction Costs.

Traffic Review - Corrections

1. All review comments from 2/11/19 need to be referenced; none appear to be addressed. A majority of those comments are supplemental calculations and plans that need to be submitted in support of the design for the project record (e.g. vehicular turning movements at the roundabout, roundabout design speeds, sight distance illustrations at the roundabouts, lighting design calculations). This supplemental information is typically not included in the plans, but submitted separately for review concurrently with the plan set.

Several other comments pertained to receipt of KCMO approvals for various plan elements to include in the project file (e.g. Marking/Signing, Lighting and TTC on View High Drive/Roundabout).

All prior comments should be checked and addressed.

2. Plan review will be completed upon receipt of the requested design information. Additional comments may or may not be forthcoming.

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
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File