

July 17, 2020

Lucas A. Kaspar, P.E.
Senior Registered Engineer
Land Development Division
City Planning and Development Department
City of Kansas City, MO
414 E. 12th Street, 5th Floor
Kansas City, MO 64106
Email: Lucas.Kaspar@kcmo.org
Direct Line: (816) 513-2558

RE: CLDPIR -2019-00011 – Paragon Star View High Dr Street and Storm Plans

We have received your comments dated 6/22/20 for the above referenced project. Our responses follow each comment. The comment responses have been organized by the review section they pertain to.

Street plans titled “Public Street, Storm Sewer, and Street Lighting Plans for Paragon Star Development – Lee’s Summit, MO” are for construction of View High Drive, View High Parkway, and River Road. The plans are submitted for review to both Lee’s Summit and KCMO and are to be permitted by the City of Lee’s Summit, MO.

Street plans titled “Public Street, Storm Sewer, and Street Lighting Plans for Paragon Star Development – KCMO” are for construction of View High Parkway, northeast of the roundabout at View High Parkway and River Road, is to be reviewed and permitted by KCMO.

Review comments have been labeled with their respective plan sets to help differentiate where comments have been addressed.

Street and Storm Plans – KCMO (permitted by KCMO)

1. General: Add City assigned project number CLDPIR-2019-00011 and file number 2019-036 to the Title Sheet.
GBA Response: *Project number and file number have been added.*
2. Provide Developer’s bonding statement with developer’s signature and date.
GBA Response: *Developer’s Bonding statement has been added. Coordinating with developer for signature*
3. Designate as “For Construction” for final submittal.
GBA Response: *Acknowledged.*
4. Provide a Summary of Quantities on the plans to match the cost estimate. Ensure all line items and quantities match.
GBA Response: *A Summary of Quantities has been added.*

5. The cross sections need to label the proposed grade/centerline for top of pavement in all cross sections.

GBA Response: *Cross section proposed grade/centerlines have been labeled.*

6. Vertical sight distance near station 47+00 and 48+00 do not appear to meet sight distance requirements. Proved plan and profile showing sight distances are met.

GBA Response: *Curves have been adjusted to meet K value requirements per APWA 5200 for a residential collector. This section of the road is a gravel drive for emergency vehicle access, and as such we expect a lower design speed than the rest of the road.*

7. Show design speed on all profiles.

GBA Response: *Design speed added to View High Pkwy profiles.*

8. Street stubs that will be extended in the future require posing of a sign at the terminus stating "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS." (88-405-10-B-6). Provide at the end of 98th Street.

GBA Response: *Sign stating above has been added to sheet 30.*

9. Provide design slopes and dimensions for all ADA curb ramps to go along with spot elevations. Add a number in front of the elevations or indicate that the base elevation being used. All ramps and landings within R/W should have the same cross slope and running slope at the top and bottom. Warping of ramps and landing is not permissible. Changes in slope/grade should be achieved through the transition area. The City recommends designing ramps and landings with maximum slopes of 7.5% and 1.5%, respectively, to ensure the maximum slopes are not exceeded. Maximum ramp and landing slopes shall not exceed 8.33% and 2.00%, respectively.

GBA Response: *ADA Ramps have additional notes including slopes and dimensions. Note has been added to clarify all spot elevations have a base of 800' and have the hundreds of feet digit removed to reduce clutter.*

10. Show Easement lines on plan sheets.

GBA Response: *15' wide Drainage Easements have been added along storm lines outside of Right of Way.*

11. Proved or show easements for lines from structures 708-709, 2800-2801, 2306-2307.

GBA Response: *15' wide Drainage Easements have been added along storm lines outside of Right of Way.*

12. The design storm for all enclosed systems should be 25-year given that the street classification is a collector.

GBA Response: *All design storm calculations are for the 25-year storm unless otherwise noted.*

13. Provide defined and graded ditches upstream and downstream of line 2800-2801.

GBA Response: *Grading around Line 2800 has been updated.*

14. Indicate where stormwater travels after leaving structure 707.
GBA Response: *Line 700 travels south through the proposed soccer complex, by separate plan. The construction shall be done concurrently so that the storm line is complete at one time.*
15. Overlapping text in storm sewer profiles. Revise accordingly.
GBA Response: *Overlapping text has been corrected.*
16. Provide easements for any open channels on the property.
GBA Response: *No proposed open channels on this plan set.*
17. Provide design HGL in all storm sewer profiles.
GBA Response: *HGL has been shown in storm sewer profiles.*
18. Provide gutter spread calculations. Ensure spread is less than 12'.
GBA Response: *Gutter spread calculations have been added.*
19. Velocity within enclosed systems should be between 3-20fps. Line 700 velocity is greater than 20 fps. Revise accordingly.
GBA Response: *Line 700 has been revised.*
20. The preceding comments were all for the View High Parkway Plans that were submitted separately on the first submittal. These plans were not resubmitted, so all comments still stand.
GBA Response: *Acknowledged.*
21. The following commenter were from the first review of the "Paragon Star Development" "Public Street, Storm Sewer and Street Lighting Plans" and still need to be addressed as well. This was for the portion of View High Drive and View High Parkway within KCMO city limits.
GBA Response: *Acknowledged*

Street and Storm Plan – Lee's Summit, MO (permitted by Lee's Summit)

22. Add project number CLDPIR-2019-00011 and file number 2019-036 to the Title Sheet.
GBA Response: *Project number and file number added for reference. Public Street and Storm Sewer Plans for Paragon Star are to be permitted by City of Lee's Summit, MO, per discussion with both cities.*
23. Provide Developer's bonding statement with developer's signature and date.
GBA Response: *Bonding statement added. Coordinating with developer for signature*
24. Designate as "For Construction" for final submittal.
GBA Response: *Designation added.*

25. Provide a Summary of Quantities on plans to match the cost estimate. Ensure all line items and quantities match.

GBA Response: *Quantities added to cover sheet.*

26. Provide street classification for View High Dr. It appears the pavement and aggregate base depths are less than the minimum required by the newly adopted APWA 5200 for both concrete and asphalt sections.

GBA Response: *View High Dr. is a minor arterial. Revised sub-base depth to meet APWA 5200 minimum requirements (See sht. 4-5)*

27. All general comments from separate View High Parkway review should be implemented in these plans as well. (i.e. design HGL, gutter spread, easements, ADA, etc.).

GBA Response: *Acknowledged, sheets updated. Plans produced to meet City of Lee's Summit design standards. (see comment/response 28-37)*

28. The cross sections need to label the proposed grade/centerline for top of pavement in all cross sections.

GBA Response: *Cross sections proposed grade/centerlines have been labeled. See sht. 41-54*

29. Show design speed on all profiles.

GBA Response: *Design speed added to Street profiles. See sht. 7-11*

30. Provide design slopes and dimensions for all ADA curb ramps to go along with spot elevations. Add a number in front of the elevations or indicate that the base elevation being used. All ramps and landings within R/W should have the same cross slope and running slope at the top and bottom. Warping of ramps and landing is not permissible. Changes in slope/grade should be achieved through the transition area. The City recommends designing ramps and landings with maximum slopes of 7.5% and 1.5%, respectively, to ensure the maximum slopes are not exceeded. Maximum ramp and landing slopes shall not exceed 8.33% and 2.00%, respectively.

GBA Response: *Slopes and spot grades are shown on sheet 21 and dimensions are on sheet 38*

31. Show Easement lines on plan sheets.

GBA Response: *All existing and proposed easement lines are shown throughout plans*

32. Provide or show easements for lines from structures 708-709, 2800-2801, 2306-2307.

GBA Response: *Drainage easements are shown for storm lines and structures. (See shts.4-5)*

33. The design storm for all enclosed systems should be 25-year given that the street classification is a collector.

GBA Response: *All design storm calculations are for the 25-year storm unless otherwise noted. See storm drainage calculations sht. 32*

34. Overlapping text in storm sewer profiles. Revise accordingly.

GBA Response: *Revised. See storm profiles sht. 33-34*

35. Provide design HGL in all storm sewer profiles.

GBA Response: *Revised all storm sewer profiles to show HGL See storm profiles sht. 33-34*

36. Provide gutter spread calculations. Ensure spread is less than 12'.

GBA Response: *Gutter spread calculations provided in storm drainage calculations per APWA 5600. See storm drainage calculations sht. 32*

37. Velocity within enclosed systems should be between 3-20fps. Revise accordingly.

GBA Response: *Velocities in enclosed storm system are between 3-20fps. See storm drainage calculations sht. 32*

38. Please provide response letter for future submittals with locations of corrections that were made.

GBA Response: *Acknowledged.*

Public Grading and Site Disturbance Review - Street and Storm Sewer Plans – KCMO

1. Submit site disturbance plans and a drainage stud if the disturbed area is over 1 acre. If disturbed area is less than 1 acre but greater than 10,000 square feet, provide a drainage letter.

GBA Response: *Land disturbance plans for View High Parkway in KCMO added as sheets 7 through 10.*

Temporary Traffic Control Plan - Street and Storm Sewer Plans – KCMO

1. Add end Road Work signs for View High Drive.

GBA Response: *End of work sign added.*

Street Lighting Plan – Utility Conflicts - Street and Storm Sewer Plans – KCMO

1. Lighting plan-Sheet21:

GBA Response: *No comment to address.*

2. Wiring diagram-Sheet22:

GBA Response: *No comment to address.*

3. Street lighting details-Sheet 25(1 of 5):

GBA Response: *No comment to address.*

4. Street lighting details-Sheet 26(3 of 5):

GBA Response: *No comment to address.*

5. Street lighting details-Sheet 27(3 of 5)- The Pull or junction box detail on sheet 27 can be deleted because all the junction box shown on lighting plan sheet 21 are existing to remain and not new junction box. See comments on street lighting details- sheet 27.

GBA Response: *Deleted.*

6. Street lighting details-Sheet 28 (4 of 5)- The street lighting details sheet 28 can be deleted because the street lighting controller shown on lighting plan sheet 21 is existing to remain and not new street lighting controller. See comment on street lighting details- sheet 28.
GBA Response: *Deleted.*
7. Street lighting details-Sheet 29 (5 of 5):
GBA Response: *No comment to address.*
8. Separate View High Parkway plans not resubmitted..
GBA Response: *Separate plans have been resubmitted.*
9. Please provide response letter for future submittals with locations of corrections that were made.
GBA Response: *Acknowledged.*
10. In General Notes 1 (sheet 11), rewrite per the following:
Roadway and area classification is Collector/Intermediate. Pavement classification is R3 with a LLF of .56 (Coll/Int).
GBA Response: *Comment appears to address different plan set, please clarify if revisions are needed.*
11. Correct or add the following for the Design Parameters (sheet 11). The table is missing Luminance information:
A. N. Corrington
 - 1) IES Classification: Collector/Intermediate (Coll/Int)
 - 2) Illuminance Average: 10.8 Lux
 - 3) Illuminance Ave/Min: 4 to 1
 - 4) Luminance Average: .6 cd/m²
 - 5) Luminance Ave/Min: 3.5 to 1
 - 6) Luminance Max/Min: 6 to 1
 - 7) Veiling Luminance Ratio: 0.4 to 1
 - 8) LLF = .56
 - 9) Sidewalk levels: 6 Lux (Intermediate)**GBA Response:** *Comment appears to address different plan set, please clarify if revisions are needed..*
12. Add the road name on the plans (sheet 11): N. Corrington.
GBA Response: *Comment appears to address different plan set, please clarify if revisions are needed.*
13. On the luminaire station locations (Sheet 11). Replace (400W) with “Type D LED” (see example):
Install Street Light
C1.4 (Type D LED) – SFA5759

Sta. 14+64, 3' BC.

GBA Response: *Comment appears to address different plan set, please clarify if revisions are needed.*

Sanitary Sewer Plans – Street and Storm Sewer Plans – Lee's Summit, MO

1. Add Project No. CLDPIR-2019-00011 and File No. 2019-036 to the Title Sheet.

GBA Response: *Project no. and file no. added to title sheet.*

2. The Developer and Engineer need to sign the bonding and certification statements.

GBA Response: *Bonding statement added. Coordinating with developer for signature*

3. Designate as "For Construction" for final submittal.

GBA Response: *Designated for construction.*

4. Include certification block with engineer's signature/seal.

GBA Response: *Engineers certification block added.*

5. Add a Summary of Quantities to Title Sheet. The Summary of Quantities should match the Engineer's estimate.

GBA Response: *Quantities added.*

6. Label existing manholes as KCMO MH####.

GBA Response: *Manholes labels added on sheets 7-14.*

We believe we have addressed all comments on this project. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

Clint Loumaster, P.E.