

Date: Wednesday, July 29, 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 three (3) full size sets of plans (no larger than 24"x36") folded to 8-1/2"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.

Engineering Review - Corrections

1. Sheet 9: Refer to Sheet 21 for the ADA-accessible sidewalk ramp details for the ramps located at the Sta. 28+75 View High parkway.
2. Sheet 15: Please label the dashed line shown parallel to the proposed private water line approximate stations 0+90 to 2+30.
3. Sheet 21: Many aspects of the ADA-accessible sidewalk ramp design do not meet City requirements. Please review Section 5304.8 and Table LS-5 in the Design and Construction Manual and revise to meet those requirements.
4. Proposed grading on Sheet 23 near Bore B-103, Sheet 25 near Bores B-11 & B-14 extends beyond the Limits of Disturbance boundary.
5. Sheet 25: It appears that there are some kind of limits, as well as proposed sidewalk, associated with other projects shown dark as if included in this project near the River Road & Paragon Pkwy roundabout. Please clarify.
6. Sheets 33-34: Please revise Lines 500 & 600 as needed so the design HGL is within the pipe.

Traffic Review - Corrections

1. Roundabout Design information (Speed Check) was submitted for one of three roundabouts. Other roundabout design information should be submitted. Although the design table report indicates acceptable design, there were a few design concerns to note: Several entry speeds were in excess of the design speed and had more than a 12 mph deviation from circulating speed. This may indicate a larger roundabout is needed and/or more entry deflection for certain approaches.
2. The crosswalk on Paragon Parkway at the View High roundabout appears too close to the circulating lane and yield line for a single vehicle to queue without conflict. Can this crosswalk be moved towards the east to create sufficient separation to minimize pedestrian and vehicle conflicts.

Though on private roadways, similar crosswalk separation recommendations should be reviewed at the other roundabout crosswalk locations.

3. The SE corner of the View High roundabout may need a larger radius. The WB-67 could not make the right turn and WB-40 required all lanes for the movement. It's likely trucks will try the movement from the right-turn lane and overrun the curb and roadside areas. If the radius cannot be increased, consider truck restrictions on Paragon Pkwy.

A truck apparently cannot make the turn from eastbound View High Pkwy to southbound River Road. Consider a larger roundabout radius, curb return radius or modifications to the south splitter island.

4. Marking and Signing notes pertaining to jurisdictional standards may include information that advises View High Drive, though portions within City of Lee's Summit, are maintained by KCMO by executed agreement and in such case the KCMO standards/specifications should be followed.

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,

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Senior Staff Engineer
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cc: Development Engineering Project File