



December 13, 2017

Gene Williams, PE
Public Works Engineering Division
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Hawthorn Ridge First Plat
Olsson No. 017-0188

Dear Mr. Williams:

We are responding to your comments dated October 2, 2017 and are submitting with this letter revised plans, as well as other required documents. Please find the original comments and our responses below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.587.4320.

Sincerely,
Olsson Associates

Melissa DeGonia, PE

Engineering Review

1. *An erosion and sediment control plan appeared to be missing.*
Erosions and sediment control plans added to the plan set.
2. *Driveways impacted by this project should be replaced with KCMMB concrete from the roadway, to the right of way line.*
Driveways called out to be replaced with concrete to R/W. Driveway detail modified to call out KCMMB concrete.

3. *The minimum size driveway culvert is 15". If using CMP, it should be aluminized.*
All driveway culverts revised to be 15" aluminized CMP.
4. *Sheet C317: KCMMB concrete mix should be specified for the driveway typical section.*
Typical section revised to specify KCMMB concrete mix.

Traffic Review

1. *Sheet C303. Typical Road Sections are inconsistent with the Saw Cut/Mill & Overlay detail.*
Typical sections revised and additional typical sections added.
2. *Is the existing manhole structure and lid near Station 29+40 (Note for Contractor to Raise Lid 0.56') traffic rated?*
Existing structure to be replaced with 6' Dia. Manhole. The new lid will be located outside of the pavement and will be traffic rated.
3. *Sheet C305. Detour Plan is incomplete and not efficient (consideration of northbound traffic is lacking north of M-150, use of Scherer Road should be signed, the signing for traffic south of M-150 can be minimized/relocated, etc.). Use of M-150 as detour route requires MoDOT permitting and review. Hook Road west of Pryor Road should not be part of the detour route.*
Detour plan revised to utilize Scherer Rd instead of M-150.
4. *Sheet C306. Use consistent scale on a roadway plan across match lines.*
Scales revised to be consistent.
5. *Plan sheets generally lack complete details, dimensions, stations/offsets for construction, inspection and record drawings.*
Additional details, dimensions, stations/offsets added to plan set.
6. *Driveway culverts do not align with ditch sections.*
Culvert and ditch alignments revised.
7. *Driveways require at least 50' depth of hard surface from edge of pavement per ordinances. Where this condition exceeds right-of-way or ability to acquire temporary construction easement, a waiver may be considered.*
Response
8. *Are the locations of mail boxes (relocated) adjacent to the properties addressed? Has this issue been coordinated with the postal service and their (as well as property owner) preference been accommodated? It's*

possible some of these mail boxes may be relocated across the street if better/safer access can be provided.

USPS Lee's Summit Office has directed us to keep all mailboxes on the south side of the road.

9. *Pavement Marking Sheets. The diagonal lines between Arbor Valley Dr and Arborridge Drive are in the wrong direction.*

Diagonal striping direction revised.

10. *Pavement Marking Sheets. Pavement markings for the right-turn lanes and left-turn lanes are missing.*

Turn arrows added.

11. *Signing Sheets. The R3-8 lane use signs should be removed.*

R3-9 signs removed.

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.

