

May 14, 2019

**City of Lee's Summit**

Planning and Development  
Attn: Sue Pyles, P.E.  
220 SE Green Street  
Lee's Summit, MO 64063

Re: Response to Review Comments – 1<sup>st</sup> Review  
Summit Orchard Lot 4 Infrastructure Improvements, Road Plans  
Application # PL2019145

Dear Sue,

We have updated the plans to address comments from the first review. Enclosed are 6 full size sets of plans and 4 copies of this comment response letter, along with a thumb drive containing the required digital copies.

Here is a summary of the review comments along with a response to each in red:

<b>Fire Review</b>	Jim Eden	Assistant Chief Corrections (816) 969-1303 Jim.Eden@cityofls.net
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Provide a hydrant plan.

Existing fire hydrant locations and proposed hydrant locations per the Public Water Main plans have been added to Sheet C002. Additional hydrants will be added if needed at the time of individual lot development.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. Show all sidewalks to be constructed. Label the widths of said sidewalks.  
Internal sidewalks will be constructed at the time of individual lot development

**Engineering Review**

(816) 969-1245

Sue.Pyles@cityofls.net

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**1. General:**

- Please add "NW" to all street names throughout the plan set.  
"NW" added to all existing street names as requested
- Please submit an Engineer's Estimate of Probable Construction Costs.  
Engineer's Estimate attached
- Include storm sewer calculations in the plan set.  
Storm sewer calculations added to plans as requested
- Provide verification, in email is fine, that the angle of connection between Line D and the existing structure meets City requirements.  
Pipe revised to 12" to provide 6" clearance to inlet walls per City std. inlet detail

**2. Sheet C002:**

- Label Storm Line E, Structures E1-E4 and A2.  
Labels added as requested
- Remove all crosswalk striping on this sheet and throughout the plan set.  
Crosswalk striping removed as requested
- Why are there a few contours shown? As this is an overall sheet, all contours can be either turned off or scaled back as some are currently shown.  
Contours on this sheet have been removed
- Show Type CG-1 curb & gutter on both roads, East-West and North-South, on this sheet and throughout the plan set.  
Lines for face of curb added to all proposed streets; whereas the proposed streets are concrete, the Type CG-1 curb will be integral with the overall pavement section
- Include a note requiring pre-formed thermoplastic for the 10' crosswalk.  
Per other review comments, all crosswalk striping has been removed from the project

**3. Sheet C051:**

- Show and label existing contours.  
Existing contours and associated labels are now shown.

Separate drainage information to sheet separate from the grading plan.

Sheet C061 added to plans, dedicated to drainage design information

4. Sheet C101-C104:

- Include a specific detail associated with each ADA-Accessible Ramp, and provide a call-out in Plan view with a specific reference to the sheet number and detail number.
- The specific details of the 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.

Specific details for each proposed ramp (6 total) have been added to detail sheet C501. The ramps are also numbered 1-6 as a reference to their specific locations

5. Sheets C102-C103: Show horizontal curve information with a minimum 200' radius.

Horizontal curve data has been added to C102 and C103 for the 2 centerline curves, as requested

6. Sheet C104: Relocate overlapping text near Sta. 0+00 in the Profile view for clarity.

Text conflict has been resolved

7. Sheet C201-C202:

- Include existing pipe information downstream of existing inlets at the Line A & C connections.  
Existing pipe information added as requested
- Revise the flowline information in the Profile views of Lines D-D so the FL In is on the upstream side and the FL out is on the downstream side of the leader.  
Civil 3D labeling routine does not allow for rearrangement
- Inlet D1 does not meet the 0.5' drop requirement, please revise.  
Drop across inlet revised to 0.5' as requested
- Revise the proposed pipe at A2, there is a break graphically between the pipe and structure.  
Graphic break in pipe/inlet connection has been resolved
- Include separation between sanitary and storm at the pipe crossings on Lines A & D to verify City requirements are met.  
Dimensions have been added at all pipe crossings
- Show and label both existing and proposed grade.  
Existing and proposed grades are shown and labeled
- Include design HGL in the pipe profiles.  
Design HGL added to pipe profiles

8. Sheet C501:

- Replace Keyed Construction Joint with Longitudinal Joint at C/L of pavement.  
Correction made
- Is there a pavement design for the 7" PCC? This does not match the City's design for Commercial, Industrial, Local/Collector which is 8" PCC, 4" Aggregate Base, and 9" Subgrade Stabilization.  
Proposed design is adequate for the application, and is a private drive, not subject to City

**classification requirements**

- Note should read Transverse Contraction Joints not Construction. Also, the maximum spacing for Transverse Contraction joints is 15'-0".
- Remove Keyed Construction Joint from the joint details.
- Longitudinal Joint detail – D/4 should be D/3 and #4 Bar should be changed to #5 bar.
- Need to show Transverse Contraction, Transverse Construction, and Transverse Isolation Joint details.
- All Transverse Joint details – D/4 should be D/3 and dowels should be 1 1/4" diameter and 18" long.
- The City can supply their Typical Pavement Joint Details if required.

**Joint details on plans have been replaced with City standard joint detail**

- All Tie bars and Dowels shall be Epoxy coated.
- Note added specifying tie bars and dowels be epoxy coated**
- Replace "on" with "or" in first sentence under Requirement.

**Correction made**

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

1. The three marked crosswalks at the intersections of Chipman, Ward and Donovan are not required by City Policy and Procedure for crosswalk marking locations and the markings at these locations should be removed at this time.

**All crosswalks have been removed**

2. The plans should show curb locations and other improvements (e.g. sidewalks) that will be constructed. Is the pavement wider approaching Ward/Donovan at each end of the east-west road due to median treatments and/or space for turning movements?

**Street is concrete with integral curb, so no separate curb and gutter. Face of curb line added to plans for clarity. No medians are proposed at the intersections.**

3. Recommend adding stop signs for each road intersection at Chipman, Ward and Donovan.

**The requested stop signs have been added**

Sincerely,



Thomas P. Wooten, P.E.

