

May 31, 2019

City of Lee's Summit

Planning and Development
Attn: Hector Soto Jr., Planning Division Manager
220 SE Green Street
Lee's Summit, MO 64063

Re: Response to Review Comments – 2nd Review
Summit Orchard Lot 4 Infrastructure Improvements, Road Plans
Application # PL2019145

Dear Hector,

We have updated the plans to address comments from the second 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:

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please address the Traffic Review comments.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 for the proposed site plan. Hydrants located on the opposite side of a divided roadway do not count for this project. Provide an interior fire main.

Existing and proposed hydrant locations per the Approved Public Water Main plans were added to Sheet C002 during the last revisions of 5-15-19. All required hydrants and related improvements will be

constructed at the time of individual lot development.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Sheet C201-C202. The prior comment pertaining to Inlet D1, required 0.5' drop does not appear addressed. The plan elevations noted show a 0.19' drop.

The required 0.5' drop across structure D1 is now reflected on the plans.

2. Sheet C201-C202. Previous comment regarding 18" minimum separation between sanitary and storm was in error related to Sanitary Line B. Consequently, the plan notes related to Sanitary Line B construction material (Ductile Iron Pipe) should be deleted as the utility does not want Ductile Iron Pipe at this crossing location.

References to ductile iron pipe for proposed sanitary sewer Line B have been omitted from the plans

Sincerely,



Thomas P. Wooten, P.E.

