



July 22, 2020

City of Lee's Summit  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE:** Aria Public Street and Storm  
Engineering Plan Review

We are responding to your comments dated June 29, 2020 and are submitting with this letter, the revised plans. Please find our responses to your plan markups below.

If you have any questions or need additional information, please do not hesitate to contact me by phone at (816) 442-6056 or by email at [nheiser@olsson.com](mailto:nheiser@olsson.com).

Thank You,

A handwritten signature in black ink, appearing to read "Nick Heiser".

Nick Heiser

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### Engineering Review – PL2020176

1. *General:*

- *Clarify existing vs. proposed (with this project) vs. proposed (with future development project) contours throughout the plan set.*

Response: Contours on grading sheets (Sheets C5-C8) have been revised to display existing and proposed contours. Grading work for both the public street improvements and private site improvements will happen at the same time, with work performed by the same contractor. The R/W is used as the delineation for earthwork quantities between public and private work.

- *Submit an Engineer's Estimate of Probable Construction Costs*  
Response: Cost estimate has been attached with this resubmittal.

2. *Sheet C1: Remove the City Review signature block, the city doesn't sign plan sheets like that.*

Response: Item has been removed from Sheet C1.

3. *Sheet 8: Detectable warnings are not required at entrances. Please remove.*

Response: Detectable warnings have been removed.

4. *Sheet C12:*

- *Label the horizontal separation between Structure A2 and the proposed water line, to verify it meets the City's separation requirements.*

Response: Storm structure A2 and the proposed water main have been revised to maintain the minimum 5' separation. That separation has been labeled on Sheet C12.

- *Include dimensional information to facilitate field verification of location. Bearings are not helpful to field inspectors.*

Response: Dimensions have been added to Sheet C12.

- *The City requires the design HGL to be contained within the pipe. Storm Line B does not meet this requirement.*

Response: The design storm (50-Yr event for an arterial street) is contained within the pipe. 50-YR HGL is now shown in the plans on Sheet C12.

- *Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."*

Response: Note has been added to Sheet C12.

- *Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity*

Response: Sheet C12 has been revised per the comment.

- *Include rip rap dimensions to ensure it can be constructed correctly.*

Response: Rip rap detail has been added on Sheet C12.

## **Traffic Review – PL2020176**

1. *The bike lane markings should be removed considering the section of LSR north and south of the proposed improvements are existing paved shoulder and do not include bike lane markings at this time.*

Response: Bike lane markings have been removed as requested.

2. *The ADA Sidewalk Ramps do not require detectable warning surface at driveway crossings; only at public street crossings and major intersections.*

Response: Detectable warnings have been removed.

3. *Plans shall note all longitudinal markings (e.g. lane lines) as High-Build Paint, and all symbols, diagonals, stop lines, etc. as Pre-Formed Thermoplastic material according to City Standards and Specifications.*

Response: Notes have been added to Sheet F1.

4. *Plans should detail a curb transition to existing grade at each end of the improvements. The curb should not be a vertical point of conflict or ramped edge adjacent to the existing shoulder that creates a safety issue for motorists or bicyclists*

Response: Curb transition detail has been added to Sheet C4, and spot elevations at the beginning and end of each transition have been added to the Spot Elevation Sheets. Per phone conversation w/ Michael Park, a 5' curb transition will be an acceptable for terminating the curb.