

December 15, 2020

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

RE: PL2020343 – Paragon Star Village – Paragon Parkway (Private Street)

We have received your comments dated December 2<sup>nd</sup>, 2020 for the above referenced project. Our responses follow each comment. The comment responses have been organized by the review section they pertain to.

## **Engineering Review**

1. Sheet 1: Remove the approval signature block for the City. A stamp will be provided electronically when approved.  
**GBA Response:** *Removed signature block on cover sheet.*
2. Sheet 2: Please coordinate the hatching used with the hatching in the Legend.  
**GBA Response:** *Removed the Proposed Building hatching from the Sheet 2 Legend since no buildings are shown on this sheet.*
3. Sheet 5: The 100-year WSE shown does not match the 100-year WSE shown on the West Bridge plans. Please revise as needed.  
**GBA Response:** *The 100-year WSE has been updated on the Paragon Parkway plans and West Bridge plans to be 811.3'. This value was taken from cross-section 61029.3 in the CLOMR.*
4. Sheet 6: The 100-year WSE shown does not match the 100-year WSE shown on the East Bridge plans. Please revise as needed.  
**GBA Response:** *The 100-year WSE has been updated to match the East Bridge plans.*
5. Please show the ADA Accessible Path on this plan set. Slope requirements will be reviewed when the path has been shown.  
**GBA Response:** *Added Sheet 13 – ADA Accessible Path.*
6. Sheet 14:
  - Sanitary sewer Construction Note S9 doesn't seem to be used. Please remove or add to the Plan view.
  - All connections to public sanitary sewer shall be by cut-in wye only. Please show and label accordingly.
  - Label the bend between S25 and S26 in Enlargement #1.
  - Why do some of the storm sewer lines have a solid line down the middle in addition to the hatching, south of Structure 5602 as one example, but most do not?
  - Include "Public" in utility labels as appropriate.**GBA Response:**
  - *Deleted Construction Note S9.*
  - *Specified cut-in wye for the four public sanitary sewer connections.*

- *Revised and labeled bend in Enlargement #1.*
- *The solid line is a pipe reference with the wrong style that I did not catch. Revised sheet to no longer show.*
- *Added "Public" to storm and sanitary sewer labels.*

7. Sheet 15:

- Please dimension the riprap on this sheet or elsewhere in the plan set for correct construction.
- Label the west water line connection.
- Water meters are not allowed in parking spaces. In this type of completely paved area, the vaults are typically located in the sidewalk.
- The storm sewer between Structures 5600 & 5601 is labeled as by separate plan. Please delete, as this is included in this set of plans.
- The leader for the irrigation sleeve just to the west of Structure 4302 isn't pointing to anything.

**GBA Response:**

- Dimensioned riprap on Sheet 15 – Utility Plan.
- Labeled west water line connection on Sheet 16 – Utility Plan – Paragon Parkway.
- Relocated water meters to sidewalk. Vault lids will be extended to finished grade to fit vaults under planter box curb.
- Removed incorrect label.
- Relocated label to point to planter irrigation sleeves on the south side of Paragon Parkway.

8. Sheet 16: The Structure 5600 label shows the wrong size. Please revise.

**GBA Response:** *Revised structure label to 36" end section.*

9. Please review the pavement sections, and only include what is being used in this project. Verify that the pavement information throughout the plan set is consistent and meet City requirements.

**GBA Response:** *Revised Sheet 4 – Typical Section and Sheet 20 – Construction Details to include what is being used on the Paragon Parkway plan set. The concrete pavement thickness was changed to meet City requirements.*

**Traffic Review**

1. Street Name Signs for Paragon Pkwy and River Road shall include the "Private Street" Tag per Standard Detail.

**GBA Response:** *Revised Street Name Signs to include "Private Street".*

**Planning Review**

1. Provide a dimension sheet or add to an existing sheet the parking stall dimensions width and length. Also the street/drive width. Also label both sidewalks width.

**GBA Response:** *Parking stall, sidewalk, and street/drive dimensions have been clarified and supplemented on Sheets 11 & 12 – Intersection Dimension Details.*

2. The application fee of \$600.00 has not yet been paid.

**GBA Response:** *Paid application fee on LS CityView Portal 12/7/2020.*

## **Fire Review**

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.

**GBA Response:** *Acknowledged.*

2. IFC 507.1 – An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**GBA Response:** *Acknowledged*

3. IFC 903.3.7 – Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Action required: The locations of the FDC's are not shown on the buildings. Additional hydrants may be needed.

**GBA Response:** *Added the FDC location to Sheet 16 – Utility Plan – Paragon Parkway. The closest fire hydrant to the FDC is on the southwest corner of the east intersection.*

We believe we have addressed all comments on this project. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

Clint Loumaster, P.E.