



October 14, 2021

City of Lee's Summit, Missouri
Development Services
Attn: Sue Pyles
220 SE Green Street
Lee's Summit, MO 64063

**RE: New Longview Townhomes
PL2021237, PL2021238, PL2021239, PL2021240**

We are responding to your comments dated August 11, 2021 and are submitting with this letter revised plans and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers".

Julie Sellers

Public Storm Sewer Plans

1. Submit an Engineer's Estimate of Probable Construction Costs.
An Engineer's Estimate is submitted.

Public Street Plans

1. Submit an Engineer's Estimate of Probable Construction Costs.
An Engineer's Estimate is submitted.
2. As previously requested, please replace General Note 10 with the following: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
The note has been replaced with the language above.
3. ADA-Ramps:
 - Detail 1 (S): Please review the slopes shown at the right and top edges of the "L" section, they appear to be in error.
The slope have been reviewed with minor revisions.

- Detail 3 (W): Please replace the ??? with slopes.
The “???” have been replaced with slopes.
- Detail 3 (W & E): Please review the slopes in the “L” sections. It appears that the diagonal slopes exceed the 1.5% maximum. Revise as needed.
The slopes have been revised to not exceed 1.5% in the landing.
- Detail 4 (S): Please review the slopes in the “L” sections. It appears that the diagonal slopes exceed the 1.5% maximum allowed. Revise as needed.
The slopes have been revised to not exceed 1.5% in the landing.
- Detail 4 (N): The cross-slopes in the “L” section exceed the 1.5% maximum allowed. Please revise.
The slopes have been revised to not exceed 1.5% in the landing.
- Detail 5 (W & E): Please review the slopes in the “L” sections. It appears that the diagonal slopes exceed the 1.5% maximum. Revise as needed.
The slopes have been revised to not exceed 1.5% in the landing.

Per ongoing discussions with the city and Mike Anderson on another project, recent direction provided was if after 15 feet in ramp we could not get back to existing grades, to make the ramp 16 feet long and the slope should be what is needed to get back to existing grades. Due to the steep roadway slopes in some ramp locations, ramps are shown with a slope over 7.5% with a length of 16 feet to get back to existing grade so the sidewalk is following the slope of the roadway.

Public Water Plans

1. Please submit an Engineer's Estimate of Probable Construction Costs and MDNR permit.
An Engineer's Estimate is submitted. An MDNR permit will be obtained after the plans have been approved by the City.
2. Please submit the proposed W/E for review.
The water easement will be submitted for review prior to construction.
3. Sheet C300: Site the oil/gas well source.
The source for the oil/gas well is sited on the cover sheet.
4. Sheet C301: In my previous review, I commented that the 4 feet referenced in General Note 2, while meeting the City's requirements, seemed excessive. The 4 feet has been revised to 3.5 feet on this sheet but left as 4 feet on the Plan/Profile sheets. This seems more like a depth of cover requirement than a “compacted fill” dimension. For reference, the City requires 18 inches of compacted fill be placed prior to pipe installation. Please revise as needed to make all notes reference the same depth.
The note has been revised in the plan and profile sheets for no less than 3.5' of cover for the water main and a requirement of 18" of compacted fill.
5. Sheet C302: Label the proposed W/E dimension at the SW corner of the side adjacent to where the water main is located outside the plat boundary.

The water easements have been labeled.

6. Sheet C303:

- Include notes showing removal and replacement of existing sidewalk, as needed.
Two notes showing the removal and replacement of existing sidewalk have been added.
- Connection Detail A shows the existing water line material as DIP. Our records show it as C900. Please verify and revise as needed.
The detail has been revised to C900 but have added a note for the contractor to verify the existing water pipe material.
- Label the proposed W/E dimension at the SW corner of the side adjacent to where the water main is located outside the plat boundary.
The water easements have been dimensioned.

7. Sheet C304: The 8-inch Gate Valve shown to be installed is being installed with Line 1, as the tee is shown. Please revise.
The note has been revised with the installation note for the gate valve removed since it is shown on sheet C303.

Site Disturbance Plans

1. Submit an Engineer's Estimate of Probable Construction Costs and s copy of the MDNR Land Disturbance Permit.
An Engineer's Estimate is submitted. An MDNR permit will be obtained prior to pulling city permit.