

AGC Engineers, Inc.

October 22, 2021

Mr. Mike Weisenborn, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Oakview Lot 3 FDP (City Application # PL2021335)
1430 NE Douglas Street
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to Hector Soto's comments dated October 14, 2021. Below are your comments, followed by our response (in red).

Fire Review

Jim Eden Assistant Chief (816) 969-1303 Jim.Eden@cityofls.net

Approved with conditions

Planning Review

Hector Soto Jr. Planning Division Manager (816) 969-1238 Hector.Soto@cityofls.net

No comments

Engineering Review

Loic Nguingiri, E.I. Loic.Nguingiri@cityofls.net

1. Revise general project note 3 to state that all construction shall follow City of Lee's Summit's Design and Construction manual.
Note 1 on Sheet 2 has been modified to include City of Lee's Summit criteria
2. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, sidewalks that exceed the maximum allowable slopes at all will be rejected. There is no allowance given during construction.
The Developer and his Contractor are comfortable with their ability to construct the concrete pavement and sidewalk to the grades specified.
3. On the grading and ESC plan, add/provide silt fence barrier along the northern property line. (i.e. approximately from proposed contour elevation 1030 down to proposed contour elevation 1025)
This area drains into the site; but, we have added the silt fence along the east side of the parking lot.
4. Staff recommends adding a note on the utility plan sheet about vertical clearance at crossings between utility lines to be 18" minimum.
Sheet 7 the notes on Sheet 7 and the profile on Sheet 11 indicate 18" Min. Clearance (Typ.)
5. Revise the proposed spot elevations over the concrete pavement area in order to improve the stormwater runoff drainage. A couple of corner areas appear to be susceptible to water ponding.
The Developer and his Contractor are comfortable with their ability to construct the concrete pavement and sidewalk to the grades specified.

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LIBERTY, MISSOURI 64068

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6. State where core drilling is expected to take place in order to connect new storm line to existing storm structure.

We have added a core drill note to Sheet 11.

7. On the EOOPCC sheet, remove the cost items showing quantity = 0, item #13 and item #17. Make sure to also add cost items for the water line reducers, sanitary sewer cleanouts and sanitary sewer bends. Water linear footage estimation needs to be broken down into a 3/4 " water service and a 1" water service cost items.

No changes made.

8. Please provide a SWPPP report and a Missouri DNR permit.

Developer will secure DNR Land Disturbance permit prior to disturbing more than 1 acre.

Traffic Review

Michael Park City Traffic Engineer (816) 969-1820 Michael.Park@cityofls.net

No Comments

Building Codes Review

Joe Frogge Plans Examiner Corrections (816) 969-1241 Joe.Frogge@cityofls.net

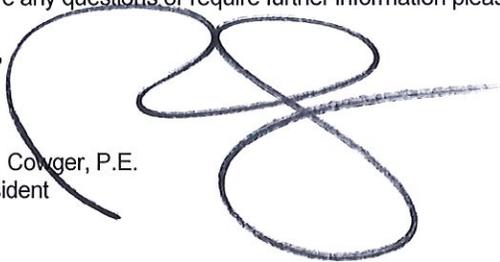
No Comments

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,

Ronald L. Conger, P.E.
Vice President

Encl.

A large, stylized handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.