



Date: July 8, 2022

To: Scott Ready, City of Lee's Summit

From: Doug Ubben, Jr., P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
Orchard Woods
PEI #211142

Scott, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Doug

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. STREET NAME. A new name shall be proposed for NE Orchard Way. There is already an existing street by the name of Orchard in the city.

Response: Name changed to NE Orchard Valley Drive

2. SIDEWALKS.

- As a collector street, the street currently labeled as NE Orchard Way shall be required to have 5' sidewalks on both sides of the street.

Response: Sidewalk added to both sides.

- On a cul-de-sac such as NE Apple Grove Ct, the sidewalk need not extend around the bulb. The sidewalk can be terminated with a ramp at the throat of the bulb.

Response: Sidewalk terminated at bulb on NE Apple Grove Court with a ramp.

- Is there a reason the sidewalk along NE Piedmont Dr is located along the north side of the street rather than the south? Moving the sidewalk to the south would eliminate the need for pedestrians to cross the street from NE Apple Grove and would eliminate the need to construct two ramps for the crossing.

Response: Sidewalk moved per recommendation.

- With the platting of the parent property that abuts NE Lakewood Way (a collector street), a 5' sidewalk shall be constructed along the NE Lakewood Way frontage of the proposed Lot 35 and shall connect with the required sidewalk along the south side of the future collector currently labeled as NE Orchard Way.

Response: Sidewalk added to plan.

- It appears that all sidewalks are able to be constructed within the public right-of-way. As such, there is no need for any sidewalk easement, which is only required in cases where any portion of a public sidewalk extends onto private property. Sidewalk easement language shall be removed from the drawing.

Response: Sidewalk easement language removed.

- A street name suffix (e.g. Street, Drive, Avenue, etc.) shall be added to the north-south street labeled as NE Apple Grove.

Response: "Drive" added.

3. LOT NUMBERS. The lot at the northeast corner of NE Orchard Way and NE Apple Grove is mislabeled as Lot 54, rather than Lot 34.

Response: Lot # corrected.

4. TRACT D. Since the purpose of Tract D is strictly for the drive to serve the water tower site, could said piece not be made a part of Lot 1 with an easement covering it? Or could it be dedicated as part of the public right-of-way for the abutting collector?

Response: Tract D changed to Right-of-Way per engineering's recommendation.

5. NO BUILD AREA. Based on conversations held with the City's Water Utilities Department regarding the proximity of the development to the abutting tower site, a 30' No Build Area shall be established along the rear of Lots 1-3. Graphically show the no build area on said lots and add a note to the plat indicating that no above-grade structures/improvements (e.g. decks, sheds, etc.) shall be allowed to be constructed within the no build area. Swimming pools and similar below-grade improvements will be allowed to be constructed within the no build area.

Response: No Build Area shown graphically on lots 1, 2, and 3. A note has been added in the project notes to describe what is allowed or not allowed in the No Build Area.

6. OIL/GAS WELLS. The plat shows the location of an abandoned gas well and an exploratory hole for a gas well on Tract C. Be aware that the setback requirement of UDO Section 8.360 shall apply for any structure from said wells.

Response: Acknowledged. It doesn't appear that any wells will impact the buildable areas on the lots.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The City has changed the requirements for sanitary sewer alignment. The sanitary main is now required to be located within the street, with the MH lids centered in a drive lane. Please relocate the proposed sanitary sewer and remove all sanitary easements except where the proposed alignment is outside of R/W.

Response: Sewer alignment revised.

2. Lot 34 is mislabeled as Lot 54.

Response: Lot number corrected.

3. Please review existing utility locations (NW & NE) as some shown don't match City records.

Response: Revised accordingly.

4. Show the existing water main and proposed water main connection point on the west side of the project.

Response: Water main along Orchard Valley Drive shown extending across Lakewood Way and connecting to the water main on the west side of Lakewood Way.

5. Public storm sewer will end at the structure just upstream of the detention basin, so please remove the drainage easements in Tract C.

Response: Drainage easements removed.

6. Please include dedication language for the Drainage Easement.

Response: dedication language added.

7. Remove any easements not required based on comments in this review.

Response: Sanitary sewer easements removed.

8. Where is the Sidewalk Easement on the plan? If not used, please remove the dedication.

Response: Removed from dedication.

9. Please remove the parenthesis from the Drainage Note. The intent is that the portion of the note within the

parenthesis is to be included only if a Master Drainage Plan (MDP) will be required. As a residential subdivision, this plan will require an MDP.

Response: Parenthesis removed.

10. Please revise the Detention Facility note. Please choose the appropriate entity, property owner's association or homeowner's association.

Response: Revised to choose HOA.

11. Please clarify why Tract D is required. Could R/W be dedicated instead?

Response: Revised to R/W.

12. The storm sewer end section near Tract B doesn't make sense as it is right by a ridge. In addition, it doesn't make sense that there is no proposed storm sewer shown south of Lot 8. Please rethink the storm sewer layout, keeping in mind APWA Section 5601.5, which states that the storm sewer system is required when the drainage area exceeds 2 acres.

Response: Storm alignment revised to pick up the water from the channel.

13. Stormwater Study

- Section 2 seems to imply that the City's requirement is for the proposed peak runoff rates to be at or below the existing peak runoff rates. While this is the outcome quite often, it isn't the City's requirement. Please clarify.

Response: Revised to indicate the runoff rates will be per the APWA comprehensive control strategy.

- The City requires the minimum building opening elevation (MBOE) be a minimum of 2 feet above the 100-year WSE. Please clarify the last sentence in Section 2.

Response: Sentence revised.

- The City has no Level of Service requirement, so while Section 6 includes this information it is not required.

Response: Level of Service calculations removed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Response: It is the intent to final plat NE Cider Mill Drive to the rear lot line of lot 32, which will leave the road less than 150 feet long, therefore complying with this requirement.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	Corrections
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1. Please indicate sidewalk within plat boundary. Sidewalk should be included along the east side of Lakewood Way from Woods Chapel to the proposed collector, both sides of the proposed collector, and at least one side of the local roads.

Response: Sidewalk has been added and now shown at all the locations requested.