

City Comment Response #3

Project: Lakewood Business Center on I-470 Plat S – Public Street and Storm Water Plans

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL2022164

Date: 01/19/2023

The responses below are in regard to the **Engineering Plan Review** received on September 13th, 2022. The necessary drawings have been updated and our responses are listed below.

Plan Reviewer: Gene Williams, P.E.

Item Review: Engineering Review

Email address: Gene.Williams@cityofls.net

Phone number: (816) 969-1223

1. Sheet 131: The turning spaces on all ADA-accessible ramps appear to be designed with slopes higher than 1.50% in the diagonal direction. Please see previous comment letter concerning this issue. The design slope in any direction, including the diagonal, shall be equal to or less than 1.50% in any direction. Please revise as appropriate.
Revised as requested.
2. Sheet 131: Many of the ADA-accessible ramps are called-out with slopes greater than 7.50%. Please refer to previous comment letter concerning this issue. The City has adopted more stringent standards for the design slope, and 7.50% is the maximum longitudinal slope. Please revise as appropriate for all applicable ramps.
Revised as requested.
3. Sheet 131: A 1.58% callout is provided on the ADA-accessible route across the intersection at Hagan and Maguire. As discussed in previous comment letter, the maximum cross-slope within an ADA-accessible route is 1.50% in the City of Lee's Summit. Please revise as appropriate.
Revised as requested.

4. Please refer to comment #10 in the previous applicant letter. An additional curb inlet is warranted near sta 1+80 on Maguire (north side) due to City requirements of 400 foot maximum spacing. This is required regardless of gutter spread calculations. Please revise as appropriate.

Revised as requested.

5. Sheet 222: The hydraulic grade lines are not defined on "ST A Profile" as requested in previous comment letter. The leader lines are not pointing to any hydraulic grade lines on the profile view. Please reconcile.

Revised as requested.

6. Sheet 222: The hydraulic grade lines are not defined on "ST A Profile" as requested in previous comment letter. The leader lines are not pointing to any hydraulic grade lines on the profile view. Please reconcile.

Revised as requested.

7. Please refer to previous comment #12. CPP is not the same as HDPE. If you desire additional clarification, please refer to the City of Lee's Summit Design and Construction Manual "Specifications" section. Please reconcile, and please consider RCP as a substitute rather than CPP for these street crossings beneath Maguire.

Revised to RCP.

8. Please refer to comment #13 within the previous applicant letter. No such anchor is shown on the 60 inch storm line entering the basin at a shallow depth, despite the response to comments stating otherwise. Please revise, and show specific details within the plans showing how the anchor will be constructed.

Anchors specified in the profile view.

9. A SWPPP shall be required prior to formal approval of the plans, as well as formal definition of wetlands identified by your investigation. Your response to comments stated that wetlands exist, but you are disputing this delineation. Please keep us updated on the findings of this investigation, as this shall be needed prior to approval of any plans.

Submitted with ESC plans.

10. A separate off-site drainage easement shall be required prior to formal approval of the plans. This off-site drainage easement shall encompass the area to the south of Maguire Blvd., up to and including the flared end section and sufficiently wide around the flared end section and associated pipe to allow for future maintenance. The off-site easement shall be public, and shall follow the standard template provided by the City of Lee's Summit, and shall be reviewed prior to execution and recording. Please provide this off-site drainage easement on forms provided by the City for "Public Drainage Easement".

Acknowledged.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rodell-Tipton', with a stylized, flowing script.

Jadrienne Rodell-Tipton, PE
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