

2023.02.17

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

Mike:

We are in receipt of the comments dated 2023.02.10. We have addressed the comments as follows:

Planning Review – Contact Hector Soto Jr., 816.969.1238, Hector.Soto@cityofls.net

1. Easements.
 - a. A vacation of easement application shall be submitted for any conflicting easement. Building permits cannot be issued until such time as any conflicting easement is vacated.

Acknowledged. Application Submitted at time of resubmittal.

Engineering Review – Contact Sue Pyles, 816.969.1245, Sue.Pyles@cityofls.net

1. Sheet C-0200:
 - a. Asphalt pavement sections don't meet city requirements. UDO Section 8.620 requires granular base with geogrid OR granular base with chemically stabilized subgrade. Deviation from this will require submittal of a Design Modification Request (waiver).

Acknowledged. A design modification request shall be submitted during building permit application.

2. Sheets C-0501 – C-0503:
 - a. Compacted fill is only required between the existing grade to 18" above the pipe in areas where the existing grade is less than 18" above the pipe.

Proposed grade revised to show appropriate amount of compacted fill above the top of pipes downstream and upstream of STR A1. See sheet C-0513.

3. Sheet C-601:
 - a. Sanitary sewer connections to public mains shall be by wye fittings. Please revise.

Connections to the public main have been revised to be wye fittings. Utility sheet has been updated to reflect this change as well.

4. Sheet C-0700 – C-0701:
 - a. A gate valve is required between the public water main and the backflow vault, as shown on the standard detail.

Gate valves added between the backflow vault and the water main. See sheets C-0700 and C-0702.

- b. Please include specific details for drainage of the backflow vault stamp.

Detail sheet now includes an updated backflow vault detail. See sheet C-2005. Backflow vaults have been revised to show a drain basin and pipe connecting to the private storm sewer. See sheets C-0700 and C-0702.

- c. Design and Construction Manual Section 6901.L.1.b required water meters 3" and above to be located in a vault. Please include or revise water meter size.

Water meter callouts have been revised to include "in vault." An updated detail for a water meter pit has been added to sheet C-2005.

Traffic Review – Contact Brad Cooley, Brad.Cooley@cityofls.net

No Comments

Fire Review – Contact Jim Eden, 816.969.1303, Jim.Eden@cityofls.net

1. 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 FDC's are shown as a box on the main without a detail. The FDC is generally located on the building. Please confirm.

FDC location has been revised to be on the building. See sheets C-0700 and C-0702 for revised callout.

2. For information only – Vertical construction with combustible materials cannot take place until all required hydrants are installed and operable and a base layer of asphalt for fire department access is in place.

Acknowledged.

Building Codes Review – Contact Joe Frogge, 816.969.1241, Joe.Frogge@cityofls.net

1. This review is for FDP only. Architectural plans have not been reviewed.

Acknowledged.

2. Provide size, type, and location of water meter(s). If meter is larger than 2" provide complete, engineered, meter pit plans.

Meter pit detail has been added to the plan set. See sheet C-2005.

3. Provide light pole base detail.

2/3/23 – Foundation and base details conflict. If auger type is used, is it supposed to be 30" exposed? If concrete base is used how deep is it?

The auger type is a separate base than the concrete type. The auger type is to be flush with the ground. The concrete base shows the 30" above grade dimension in the detail. The base types will be differentiated in a later plan.