Final Development Plan Report – Comments Responses

For: The Eastside Development and Hangar 2 at
LEE'S SUMMIT MUNICIPAL AIRPORT
LEE'S SUMMIT, MO

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CMT Responses to Planning and Development Review Comments

CMT's responses to the latest comments provided by FDP revieware as follows:

Sanitary Plans	
1. A general layout sheet is always required to show where the project is located in relation to the overall site. Please provide a general layout sheet.	General Layout sheet has been added.
2. Sheet C100: Given the proposed flowline elevations, a drop manhole will need to be installed unless modifications are made to the flowline elevations. A maximum 2 feet of drop is allowed.	Flowlines have been adjusted.
3. Full depth aggregate backfill is shown, but **neither desired by Public Works nor necessary to meet the Design and Construction Manual**. If trench is less than or equal to 24 inches wide, **flowable backfill is required**. If greater than 24 inches wide, backfill meeting the City specifications shall be required. Please revise, and be aware the normal procedure in these cases is to merely show the plan and profile for the sanitary sewer. Contractor shall be bound by the City of Lee's Summit specifications concerning backfill according to trench width.	Removed aggregate backfill requirement.
4. Standard details were missing, such as manhole frame and lid, sanitary sewer private connection detail, and manhole wall connection detail. MDNR will reject the plans without these items. Please update and revise.	Manhole wall connection, and private connection details have been added.
5. Sheet C100: A private 6 inch lateral is shown with a tee to another private lateral. Why is this? Normal procedure is to install separate connections for sanitary sewer to the main. Recommend two (2) separate connections to the public main. Please revise.	Comment was removed.
6. Manhole MH-4 is too deep. Maximum depth from rim to flowline-out is 20.0 feet. Please revise to bring this manhole into compliance.	Revised manhole as to not exceed maximum depth.

Water Plans	
C100 - If this line supplies only a hydrant, then install only only one valve on the main extending to the hydrant	Removed additional valves.
C100 - This could be a12" water main. See record drawing 12679	Added note to field verify size.
C100 - Install Valve	Added valves.
C100 - A straddle block detail is needed to restrain the end of the water main.	Straddle block detail has been added.
C100 - Will this water main be extended in the near future? If not, install the valve later. What fire flow and demand is needed for the extension? A 10" dead end main has a 10 ft/s velocity at 2450 gpm.	This will not be extended in the near future, valve has been removed.
C100 - A straddle block detail is needed to restrain the end of the water main.	Straddle block detail has been added.
C101 - Is this a proposed parking lot? Can the water main be moved outside of the proposed parking lot?	There are no current plans to build the parking lot. The concept linework has been removed for clarity.
C102 - Do not install curb stop. A 2" corporation stop will be installed.	Curb stop note has been removed.
C102 - If there is not room to install the meter here, then install the water meter here.	Location of water meter has been adjusted.
C102 - Will this water main be extended in the near future? If not, install the valve later. What fire flow and water demand will be needed for a future building? A 12" dead end main has a 10 ft/s velocity at 3500 gpm.	This will not be extended in the near future, valve has been removed.
C102 - Install 12" valve	Added valve to be installed on proposed line.
C102 - Install 16" valve	Added Valve to be installed on existing line.