



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 04, 2024
To: City of Lee's Summit
From: Daniel Finn, P.E., Phelps Engineering, Inc.
Re: Responses to City Comments
PL2024063
SUMMIT ORCHARD WEST - LOT 10C
PEI #240017

Planning Review

1. VICINITY MAP. Change the street name quadrant prefix from Ward Rd from "NE" to "NW" on all plan sheets. Add the "NW" prefix to the Chipman Rd street name label.

Response: Revised accordingly.

2. FLOODPLAIN. Add a note to the plans regarding the location of the project site relative to the 100-year floodplain. Cite the FIRM Panel information used to make said determination.

Response: Added flood note to Cover and other applicable sheets.

3. LOT LABELS. Half-tone or add "future" to the lot labels and lot lines for the future Lots 10D-10F so as to clarify and avoid confusion between the existing Lot 10C and the future lot split.

Response: "Future" added to the lot labels on all sheets.

4. LINEWORK. Label and dimension the building lines and utility easements along the NW Chipman Rd and NW Ward Rd street frontages.

Response: Building setback lines, parking setback lines, and utility easements dimensioned and labeled. Refer to the C0.1, C1, and C1.1.

5. PAVEMENT. Temporary asphalt curbing shall be installed along the length of both sides of the proposed drive where there is no CG-1 curbing and shall be noted on the plans to that effect. The timing of the installation of said curbing can be coordinated with staff relative to the completion of construction activity of the surrounding property.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

Response: Acknowledged. Temporary asphalt curb added with note regarding timing. The required clear width of road still meets the City's requirements. Temporary asphalt curb detail added to Sheet C7.

Engineering Review

1. Please remove from these plans the water line easement that has been vacated. This easement vacation is shown for reference in the plat but could cause confusion in these development plans. Update all plans with any changes to the sanitary sewer easement in the plat, if necessary.

Response: Removed accordingly.

2. Add HGL to profiles. Add a note to plans that flowable fill is required around all structures.

Response: HGL added to the profile. Note added regarding CLSM.

3. Show on the plans and add the following notes regarding paving per Section 2200 of the City Design and Construction Manual.

All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.

All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

Response: Notes added to Sheet C1.1 and C7.