

Date: May 30, 2024

To: City of Lee's Summit

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
PL2024098
ANDY'S FROZEN CUSTARD - SUMMIT ORCHARD WEST
PEI #240159

Planning Review

Hector Soto Jr.
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Senior Planner
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Approved with Conditions

1. TRASH ENCLOSURES. The trash enclosure shall be constructed with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

Response: Acknowledged.

Engineering Review

Susan Nelson, P.E.
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Senior Staff Engineer
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Corrections

1. Please add a note that identifies the 1 inch domestic water line material as soft type "K" copper prior to the transition to the 2 inch domestic soft type "K" copper water line.

Response: Keynotes W1 through W3 updated to ensure the domestic water line material is included in all callouts (1" and 2").

2. Include the following note on any profile sheet applicable: "Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe." Show and label the limits of the compacted fill placement in the profile view using hatching for clarity. Add a note stating that flowable fill is required around all structures.

Response: The note is applicable to the secondary storm sewer line on Sheet C5.1. Therefore, the note has been added to this sheet. The limits have been added to the profile view using a hatch. Flowable fill note also added to sheet C5.1.

3. The storm sewer profile for Line 1 shows inlets that have substandard drop based on the design requirements of APWA 5604.5 Inverts and Pipes. Verify the design and revise the profile accordingly to show adequate drop through all inlets. Add the flowlines in and out for all inlets in Storm Line 2.

Response: Storm line #1 has been updated to ensure adequate drop is provided at each structure. It should be noted that most of Line #1 was approved and will be installed via PL2024063. We have resubmitted a revised profile to PL2024063 concurrent to this resubmittal to ensure all plans are consistent and all structures meet the minimum drops per APWA 5600.

Storm Line #2 has been updated to include a flowline at the upstream and downstream end of each inline drain. Given inline drains utilize tees in lieu of pre-cast structures at each connection drain connection point, the flowlines on each side are based on the slope of the pipe and not APWA drops.

4. Please verify the sidewalk geometry for the ADA facilities, including all slopes. Add widths and lengths to the ramps and sidewalk for clarity. Please remove any sidewalk details on Sheet 7.1 that show winged ramps, etc. as they conflict with the City standard sidewalk details.

Response: Acknowledged. Additional dimensions have been added to all sidewalk ramps (private and public), landings, and the ADA stalls on Sheets C1.1 and C1.2. Spot elevations and slopes are included for all ADA ramps, landings, and parking spaces on Sheets C2.1 and C2.2. The wings have been removed from all private and public sidewalk ramps. The details for private sidewalk ramps on Sheet C7.1 have been updated to eliminate the winged ramps.

Fire Review

Jim Eden
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Assistant Chief
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Approved with Conditions

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Response: Acknowledged.

2. NW Outerview is NOT a public road.

Response: Acknowledged and noted as private on the plans.