

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 11, 2022

February 15, 2022 – Responses from Engineer provided below in Blue

Mason Olson – Olsson, INC.

913-748-2644

OLSSON ASSOCIATES (BRIAN LADD)  
7301 W 133RD ST, SUITE 200  
OVERLAND PARK, KS 66213

Permit No: PRLD20220463

Project Title:

Project Address: 1151 NW WARD RD, LEES SUMMIT, MO 64086 | 1251 NW WARD RD, LEES SUMMIT, MO 64086

Parcel Number: 5170004230000000248388

Location / Legal Description: SUMMIT INNOVATION CENTER FIRST PLAT---LOT 1 (EXT TH PT DEDICATED AS ROW & DAF: SUMMIT INNOVATION CEN ALG LF CURV 132.33' TH N 42 DEG 42 MIN 58 SEC E 36.96' TH N 87 DEG 42 MIN 58 SEC E 80' TH S

47 DEG Type of Work: Land Disturbance Occupancy Group: NOT APPLICABLE

Description: Remove trees and haul dirt to another site.

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**ESC Application and Plan Review**

**Reviewed By: Loic Nguingiri, E.I.**

**Corrections**

1. Dena Mezger is an out of date contact for Public Works. Please delete the City's ATTN names shown. Names aren't needed for the City's contact info.

**Contact information Updated**

2. Revise the contact information for the City's Water and Wastewater services to 1200 SE Hamblen Road, Lee's Summit, MO 64081 - 816.969.1900. Revise the contact information for the City's Police department to 10 NE Tudor Road, Lee's Summit, MO 64086 - 816.969.1700. Contact information for the Public Works director is also not needed.

**Contact information Updated**

3. Include a FEMA National Flood Hazard information note.

**Note added to sheet LD2.0. Per FEMA Flood Map 29095C0417G Panel 0417, project area is Zone X – Area of Minimal Flooding**

4. Show location of all oil/gas wells, or indicate none are present, and cite the source.

**Note added to sheet LD2.0. Per survey provided by Anderson Engineering on 11.12.2021, no oil or gas wells were located on site.**

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5. Include a note stating that “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200”.

**Note updated**

6. Revise general note 6 and ESC note 12 to (firstly) mention that “all construction shall conform to the City of Lee’s Summit’s Design and Construction manual”.

**Note Updated**

7. Revise “City Engineer” in ESC note 13 to “City’s field engineering inspector”.

**Note Updated**

8. Include general note(s) regarding the method and process of tree clearing.

**Note added to sheet LD2.0 to remove tree in accordance with Lee’s Summit Standards**

9. Include diversion berm in the legend, shown on sheet LD4.0.

**Diversion berm line added to legend**

10. Add ESC measure, such as silt fence barrier, along the northern and southern open areas located along the perimeter of the disturbance area, on sheet LD4.0.

**Silt fence added to indicated areas**

11. Make sure to revise the sheet(s) references shown in note A3.

**Notes updated for consistency with page numbering**

12. Revise the description for seeding in the legend, on sheet LD4.2.

**Description updated for consistency across sheets**

13. Include/discuss within the ESC staging chart, how and when the two (2) sediment traps would be converted to permanent detention basins.

**Note added to Sheet LD4.0. Sediment traps will remain on site until site develops. At which point, trap “A” will be filled and replaced with storm sewer system and trap “B” will be converted into a detention basin.**

14. Please acknowledge that the current LD set of plans was looked at for ESC purposes only.

**Acknowledged**

15. Please clarify the short and long term scope(s) of work for Summit Innovation - Phase 2. Additional plans may be required prior to moving outside of the boundary.

**The timeline for development of future ±42,000 SF Church on lot 12-A Summit Fair Second Plat is currently undetermined. It is understood that development plans will need to be approved prior to construction of the future church. Currently, as part of the lot purchase agreement, the previous owner of lot 12-A is requesting dirt from lot 12-A for use in the development of lot 8 of Summit Fair. The development of lot 8 is beyond the scope of the enclosed land disturbance plans and is understood that a separate development and land disturbance plans is being submitted by the seller for work outside of lot 12-A’s boundary.**

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***