



Application Number: PL2025176  
Application Type: Commercial Final Development Plan  
Application Name: 100 NE Douglas conversion  
Location: 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063

### Planning Review

1. Sheet C.001: Update zoning to TNZ and remove proposed zoning. **REVISED.**
2. Sheet C.101: Provide further information on the flattened curb for the ADA route (full dimension of the flattened curb, will all other curbs be standard curbs, etc.). **REVISED.**
3. Sheet L.100: Show which existing trees will be removed. **ADDED.**
4. Sheet L.100: Given discussions at Planning Commission concerning landscaping and screening of the parking lot, replace some of the shrubs adjacent to the parking on the west with evergreens. **REVISED.**
5. Sheet L.100: Switch out the trees along the perimeter for ornamental trees. **REVISED.**
6. Is any additional lighting proposed? If so, provide a photometric plan. **None**
7. Sheet C.101: Show and label sight triangles. **ADDED.**
8. Sheet C.101: Provide setbacks to the deck. **ADDED DIMENSION.**
9. Provide manufacturer specifications for the proposed decking and railing along with elevations for the deck area. **See Architectural Response**
10. The sidewalk wrapping all around the building was not shown in the PDP, is that just desired by the property owner for full circulation? **For Circulation**
11. A minor plat will be required. When will this be submitted? **Submitted**
12. Sheet L.100: Replace all invasive species with a non-invasive species (the burning bush shrub). **REVISED.**



### Engineering Review

1. Please incorporate into the plans the permanent sidewalk/utility easements and temporary construction easements recently obtained for the City's CIP roadway project. This has been provided to the designer by separate document. **ADDED.**
2. The landscape plan must be amended to better coordinate with the CIP roadway project. No new trees or shrubs should not be planted in the areas needed for permanent or temporary easements. The submitted landscape plan shows larger caliper trees proposed within the new permanent 10' utility easement which will not be allowed. Please verify and note on the plans that only ornamental trees and shrubs may be planted within any easement. **REVISED NEW TREES TO ORNAMENTAL TREES WITH 10 UTILITY EASEMENT.**
3. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 - Parking Lot Design will still govern for overall thickness requirements. **ADDED NOTE.**
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition. **ADDED NOTE.**
  - 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. **ADDED NOTE.**
4. Add City Standard Details for curb/gutter and sidewalks/ramps. **ADDED STANDARD DETAILS.**
5. Add site specific ADA design information for the sidewalk/ramps, including access to the building and through the proposed driveway. **ADDED EXTENTS OF FLAT CURB.**
6. Submit an Engineer's Estimate of Probable Construction Costs and the SWPPP. **COST ESTIMATE PROVIDED WITH SUBMITTAL.**
7. Detention plan, profile and detail conflict, please reconcile. Show trees removed from detention basin. Show that the end section treatment can withstand the shear stress of the discharge velocities. Add a detail for the flume from the parking lot to the detention basin. **DETENTION PLAN, PROFILE AND DETAIL HAVE BEEN RECONCILED. TREE REMOVAL SHOWN ON L.100. SHEAR STRESS CALCULATION PROVIDED ON SHEET C.200 ALONG**



WITH PERMISSIBLE GROUND COVER. CURB CUT DETAILED ON SHEET C.100 IN LIEU OF FLUME.

8. The Storm Water Memorandum provides conflicting information on whether the design meets or does not meet the City and APWA 5600 requirements, please revise. **THE STORM REPORT IS IN COMPLIANCE WITH THE CITY AND APWA 5600 REQUIREMENTS.**

#### Traffic Review

No comments.

#### Fire Review

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.

**NOTED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht