



February 11, 2026

Dan Fernandez  
Project Manager Dev. Ctr.  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

Regarding: Valvoline Oil Change Final Development Plan - 610 NW Chipman Rd.  
610 NW CHIPMAN RD, LEES SUMMIT, MO 64086  
HFA Project Number: 06-22-20048  
Application Number: PL2025342

Mr. Fernandez,

In response to the comments we received from your office on Feb, 3, 2026, please refer to the following responses and the noted enclosures which have been included in this submittal package.

**Planning Review by: Pierce Pulliam ([Pierce.Pulliam@cityofls.net](mailto:Pierce.Pulliam@cityofls.net))**

1. Dash in the locations of the roof-top mechanical units on the building elevations pn A-3.1 and A-3.2 to demonstrate that the proposed building parapet heights are at least equal to the height of the roof-top mechanical units in order to fully screen their view on all sides.

**Response: Reference revised sheets A3.1 and A3.2 that now show roof line, parapet line and equipment dashed.**

**Engineering Review by: Susan Nelson, P.E. ([Susan.Nelson@cityofls.net](mailto:Susan.Nelson@cityofls.net))**

1. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit an appropriate signed and sealed estimate.

**Response: The cost estimate has been revised to include all work for this project.**

2. Revise the pavement for all shared access drives and shared parking to utilize heavy duty asphalt or concrete to be consistent with the rest of the development. Remove reference of a separate geotechnical report in the pavement sections and provide the subgrade stabilization method in these plans.

**Response: Added heavy duty concrete to the shared access drives and shared parking. Please see sheets C-4.0 & C-4.1.**

3. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. The City Standard Detail does not depict this requirement and must be added to the pavement section or the curb detail.

**Response: Revised pavement section. Please see sheet C-4.1.**

4. Provide storm profiles including secondary storm lines. Minimum storm pipe size is 6 inches. Verify that all structures are in accordance with APWA Section 5604.5 - Inverts and Pipes.

**Response: Updated storm profile with secondary storm lines. Please see sheet C-5.1.**

5. Label the size of the existing water main where private connection is proposed.

**Response: Labeled existing water main size. Please see sheet C-4.2.**

6. Label the slope and cross-slope for the proposed public sidewalk facilities along Chipman Rd. Provide an ADA compliant level turning space where there is a change in direction from the proposed connection to the building and the public sidewalk facility. See City Standard sidewalk details that only allow 1.5% maximum cross-slope to be shown on the plans and revise the plans accordingly.

**Response: Added slopes to the proposed public sidewalk along Chipman Rd. Please see sheet C-5.0.**

7. Show and label the existing sidewalk and curb ramps along Ward Rd. The existing sidewalk along Ward Rd. has areas of broken concrete, cracking, and differential settlement between panels. Please inventory the existing sidewalk facilities along Ward Rd. from this project's proposed sidewalk connection through the northern limits of the work associated with this project. Provide in the plans the ADA compliant replacement of these areas of insufficiency. The upcoming project to the north of this project will then replace the deficient sidewalk areas north within their project limits. Clearly show the existing sidewalk with an end point to delineate the areas that this project has addressed to differentiate from where the next project continues.

**Response: An ADA complaint pedestrian pathway from a public street to the proposed Valvoline building is being accomplished by way of connection to a new sidewalk to be constructed along Chipman Road, as detailed in the plans for this Application. Upon further review of site conditions, Applicant believes the area of damaged sidewalk being referenced by this comment may be referring to a section of sidewalk which is approximately 100' north of the Property limits, adjacent to Lot 10D and the existing fire hydrant along Ward Road. Applicant respectfully requests the scope of this comment for the purposes of this Application be limited to sidewalks immediately adjacent to Lot 10F, where no notable damage has been observed. Please see revised sheet C-4.0.**

**Fire Review by: Jim Eden ([Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net))**

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.**

Thank you for taking the time to review our response package. If you have any questions or need further in order to complete reviews, please let us know.

Sincerely,  
HFA-AE, Ltd.