



February 27, 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: 06-24-20062
Application Number: PL2025342

Mr. Fernandez,

In response to the comments we received from your office on Feb 20, 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)

No Comments

Response: Acknowledged.

Engineering Review by: Susan Nelson, P.E. (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. Please visit the estimate for completeness, as it appears that the concrete pavement, asphalt pavement, and the drainage conveyance system seem to be incomplete. The asphalt material and required stabilization should be clearly accounted for and labeled within the estimate.

Response: Cost estimate has been updated to reflect parking lot and drainage conveyance system. Please see attached.

2. Revisit the typical pavement sections and be sure that they are in accordance with the Unified Development Ordinance of the City of Lee's Summit (UDO) Section 8.620 - Parking Lot Design: Table 8-5. The asphalt thickness for the standard duty pavement must be a minimum of 5.5 inches total thickness. Specific subgrade stabilization must be shown on the plans. Please revise the shared parking area to utilize concrete pavement to be consistent.

Response: Revised the standard duty asphalt pavement to a minimum of 5.5 inches total thickness. Revised the shared parking area to utilize concrete pavement. Please see sheet C-4.1.

3. Please add all City Standard Details that apply to this project, including but not limited to, curb inlets and pipe bedding.

Response: Added City Standard Details: Curb Inlet Detail, Storm Manhole Cover, Storm Manhole Frame Detail, and Pipe Bedding Detail. Please see sheet C-10.4.

4. 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. Show the slope and cross-slope for the existing public sidewalk where the turning space occurs for the proposed path to the building. Show the proposed slope and cross-slope for the turning spaces from the ADA parking to the building and this value should not exceed 1.5%.

Response: Revised the path of the sidewalk to meet the slop requirements. Added slope arrows to show cross sections of the path. Please see sheet C-5.0.

5. Show and label the existing sidewalk and curb ramps along Ward Rd. along the limits of Lot 10D. 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. Please visit the site and notice the broken concrete close to where the proposed sidewalk along Chipman Rd. meets the existing sidewalk along Ward Rd. (between the two curb ramps). Based on a staff field visit, there may only be one panel that requires replacement at this time, but there will be a condition of approval stating the following. "Please note that all existing sidewalks/curb ramps shown within these plans, regardless if repair areas are specifically shown or not, must be repaired prior to any form of occupancy, regardless if the deficiencies were existing conditions or as a result of construction activities."

Response: Added a new sheet showing to replace sections of the existing sidewalk along Ward Rd. Please see sheet C-4.3.

Fire Review by: Jim Eden (Jim.Eden@cityofls.net)

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: Reference sheet G1.1 code analysis that list 2018 International fire code as the governing code for this project.

Traffic Review by: Erin Ralovo Senior (Erin.Ralovo@cityofls.net)

Not Required

Response: Acknowledged.

Building Codes Review by: Joe Frogge (Joe.Frogge@cityofls.net)

Not Required

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.