



NOLTE & ASSOCIATES, P.A.
ARCHITECTS/PLANNERS

January 8, 2018

City of Lee's Summit
Planning & Development
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816-969-1200 | Fax: 816-969-1619

Re: **Tailor Made Landing / 1600 SE Hamblen Road**
Williams Crossing Lot 2
Parcel Number: 61800016400000000
Based on letter dated December 22nd, 2017 – Electronic Plans for Resubmittal

To: Planning Department

Please find the following responses, with applicable attachments, to the comments supplied on the building permit submittal for the Tailor Made Landing / 1600 SE Hamblen Road project.

COMMERCIAL FINAL DEVELOPMENT PLAN APPLICANT'S LETTER – 12/22/17

Planning Review:

1. Parking lot lighting is required for commercial uses or developments providing parking lots accommodating 11 or more parking spaces. The proposed lighting wall packs do not provide adequate lighting levels. The current proposal shows no (0.0 FC) lighting for the parking stalls to the northeast and nearly no (0.1 FC) lighting for the stalls to the southeast. Please update the lighting plan to ensure all parking stalls are covered by the required parking lot lighting. If additional lighting is proposed to meet the UDO requirements please provide details.

Response: Please see updated lighting plan Sheet AS1.9 Photometric Plan in which we have added two pole lights on the east side of the parking lot; one on the north end and one on the south end to accommodate the UDO requirements.

2. All ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Please confirm that all landscaping used to screen ground mounted equipment will be a minimum of the height of the units to be screened at the time of planting.

Response: Agreed. Please see Sheet L1.0 Landscape Plan, additional comments added to the shrubbery symbol in which eight tapered evergreens were added in staggered formation around proposed HVAC ground mount condenser units. See exploded detail #2 HVAC screening with notes.

3. All exterior trash storage containers shall be screened so that they are not visible from off the property. The UDO does not give allowances for trash enclosures to be screened by fences. It requires that each trash enclosure be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve. Please provide a detailed drawing of the trash enclosure to be used in connection with trash storage containers that complies with the UDO requirements.

Response: Please see the addition of the exterior trash storage container located on Sheet L1.0 Landscape Plan, and associated details #3 showing trash enclosure located behind the southwest corner of the screened in area backing up to the retaining wall. Please note; please see additional notes and dimensions indicating when enclosure door is open minimum 11' clearance required.

4. A note on sheet C.100 references trash enclosure details on sheet C.101. However there are no trash enclosure details on this sheet. Please revise the plans to reflect the correct information.

Response: Please see the addition of the exterior trash storage container located on Sheet L1.0 Landscape Plan, and associated details #3 showing trash enclosure located behind the southwest corner of the screened in area backing up to the retaining wall. Please note; please see additional notes and dimensions indicating when enclosure door is open minimum 11' clearance required.

5. A note on page L1.0 references additional landscaping associated with Hamblin Rd on sheet AS1.0 but sheet AS1.0 was not provided with this submittal. The submitted landscaping plans are incomplete and do not show the site as a whole. As such I am unable to provide comments on the proposed landscaping. Please provide landscaping plans in accordance with the UDO.

Response: Please see Civil Engineering drawings Master Site Plan.

6. CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. Please extend the curbing on the drives on the north and south sides of the building so that it wraps back to the building and clearly delineates the landscape area.

Response: Please see Civil Engineering drawings for concrete curbing.

7. On sheet C.100 please update the labels "End New CG-1 Curb" to accurately reflect the required limits of the new curbing.

Response: Please see Civil Engineering drawings.

Engineering Review:

1. The final Stormwater report did not appear to include the routing summary with outlet structure flowlines, stage/storage, etc. In addition, the report was not sealed. Please provide a revised report with this information, and please sign and seal the report.

Response: Please see Civil Engineering drawings.

2. Please add a note stating that the new water line beneath Hamblen Rd. will be bored, rather than open-cut.

Response: Agreed.

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 2012 International Fire Code.

Response: Agreed.

If there are any questions and/or comments regarding this information, please feel free to contact me. I hope that these responses will help expedite our approval for building permit.

Sincerely,

Thomas R. Nolte, Architect
Nolte & Associates, P.A.

Attachments: