



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

February 14, 2019

Shannon McGuire, Planner
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: LAKEWOOD BUSINESS PARK LOT 35
COMMERCIAL PRELIMINARY DEVELOPMENT PLAN #PL2019019
RESPONSE TO COMMENTS DATED FEBRUARY 4, 2019**

Dear Shannon:

This letter is in response to comments regarding the above referenced project. Enclosed herewith are four (4) full size copies and one (1) reduction of the revised plans, CD with .pdf, along with four (4) prints of this response letter.

Analysis of Commercial Preliminary Development Plan:

Fire Review	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	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 2012 International Fire Code.

Action required: The location of the proposed hydrant does not meet the 100 foot distance requirement to the FDC. It is recommended that the proposed hydrant be located at the end of either of the islands on the south end of the parking lot. This will meet the FDC requirement.

Response: Relocated Hydrant as suggested.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Planning Review	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please provide details for all proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Please also submit the manufacturer's specification sheets for all proposed lighting.

Response: Provided by BC Engineer and included with this submittal.

2. Parking lots containing 11 or more parking spaces shall provide parking lot lighting. Please update the plans to comply with this requirement.
Response: Provided by BC Engineer and included with this submittal.
3. Are you requesting any modification to any UDO requirements? If so, please submit a narrative statement that explains the need and justification for modification of the applicable zoning district regulations.
Response: Covered in DRC meeting that changes will be similar to the Coleman Project directly across the street.
4. Open space trees are calculated on the total site area (124,458.3 sq. ft.) minus the building footprint (24,000) divided by 5000. By my calculation, 20 trees are necessary to meet the open space requirement.
Response: Reconciled open space tree calculation.
5. Open space shrubs are calculated on the total site area (124,458.3 sq. ft.) minus the building footprint (24,000) divided by 5000 then multiplied by 2. By my calculation, 40 shrubs are necessary to meet the open space requirement. Parking lot screening shrubs are separate from open yard shrubs and are calculated independently from each other.
Response: Reconciled open space shrub calculation.
6. Please provide a detailed drawing of the enclosure and screening methods to be used in connection with trash storage containers on the property.
Response: Provided by the architect and included with this submittal.
7. Please label the width of the tree planting area south of the parking stalls.
Response: Labeled as requested.
8. How was the required parking calculated for this project? Will there be office space or any other use in this building other than warehouse?
Response: Revised parking calculation to include office spaces.
9. Please extend the curb adjacent to the south façade to the end of the proposed concrete wall.
Response: Revised lot layout on the east side of the building to only have the 2 loading docks.
10. Parking stalls depths are to the face of the curb. The label of the east row of parking looks as it is pointing to the back of the curb. Please update this.
Response: Moved the dimension label as requested.
11. The 24' minimum width of the driveway and entrance into the parking area should not include the curb gutter. As proposed the driveway and parking entrance width is 23'. Please update the plans to comply the 24' minimum.
Response: Revised widths of driveway and the entrance as requested.
12. Please relocated the ADA stalls to be centrally located in relation to the building.
Response: Relocated ADA stalls as requested.
13. As proposed there does not appear to be an accessible route from the ADA parking as curbing is shown along the full length of the ADA aisle.
Response: Provided ADA ramp as requested.

14. All ADA signs must be of the R7-8 style and be mounted on a pole or other structure, located between 3' and 5' above the ground measured from the bottom of the sign, at the head of the parking space. Please update the details on sheet 3 to reflect this.
Response: Updated sign detail as requested.
15. Are any signs being proposed? If so, please provide details.
Response: No signs are to be mounted at this time.
16. Will there be any ground or roof mounted mechanical equipment? If so how will it be screened?
Response: Provided location and screening of ground mechanical equipment.
17. What material will the "Prefinished Wall Panels" be?
Response: Provided by the architect and included with this submittal.
18. Please label the elevations with what colors are being proposed.
Response: Provided by the architect and with this submittal.
19. Please relabel the elevations so that the façade that they correlate to can be identified.
Response: Provided by the architect.
20. Please note, a 6' setback will be required along the north property line when the existing parking lot is removed.
Response: Noted.
21. The proposed façades are lacking the required architectural elements. Buildings shall incorporate four-sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same or similar materials. Please incorporate additional architectural elements (projections, breaks in roofline, windows, etc.) on all sides of the proposed building. Please limit the use of EFIS to 30% or less on any given façade.
Response: Covered in DRC meeting that changes will be similar to the Coleman Project directly across the street.

Engineering Review	Gene Williams	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. A backflow vault is required for this project, outside the building and located adjacent to the public main. A gate valve is required immediately preceding the vault. The water meter should be placed immediately before the gate valve, which eliminates the street crossing for the domestic water line.
Response: Provided connection as requested.
2. It appears the maximum water surface elevation within the detention basin will be too close to the property boundary on the east side of the basin. A minimum of 20 feet is required, and only 15 is shown.
Response: Relocated the detention basin away from the property line as requested.
3. The pavement section for asphalt does not meet the Unified Development Ordinance (UDO) in terms in required thickness, or subgrade. It may be better to eliminate this detail until the Final Development Plan.
Response: Removed note at this time.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments

No Response.

If you have any further comments or concerns, please feel free to contact us.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

John P. Becker, P.E.
Project Engineer
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