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September 5, 2019

Hector Soto Jr. - Planning Division Manager
The City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Application Number: PL2019233
Wendy's Restaurant
711 SE Missouri 291 Highway
Lee's Summit, MO 64063

Dear Mr. Soto,

Please see below comments and revision notes:

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 – *Note, no action required.*

Planning Review

2. PLAT. The proposed development requires that the subject property be re-platted. At some indeterminate time after 2001, a portion of the most recently plated version of the subject property were sold off to the property owner to the south without going through the required platting process. – *The replat of the property is currently in the process of being completed.*
3. SITE DATA TABLE (Sheet C2).
 - a. The square footage and acreage listed for the Area of Site is incorrect. It lists 90,185.95 sq. ft. and 2.07 acres. It appears it should be 47,692.73 sq. ft. (1.09 acres) based on information elsewhere on the plans. – *This has been updated see Site Data table on Sheet C2.*
 - b. The square footage of proposed impervious area is missing a digit and should read 35,432.21 sq. ft. – *This has been updated see Site Data table on Sheet C2.*
 - c. Also listed the impervious and pervious square footages as percentages of their respective lot coverages. – *This has been completed, see Site Data table on Sheet C2.*
4. RECORD DESCRIPTION (Sheet C2) The bearing contained in the description of the excepted portion of the lot does not match what is graphically shown. Also, it appears

That the description of excepted portion doesn't include the entire boundaries of said portion. – *The bearing and distances shown on the Site Plan are correct. The description shall be updated with the replat of the lot to match these bearings and distances.*

5. LANDSCAPING PLAN.

- a. Label the proposed plant material sizes. See Section 8.750 of the UDO for acceptable plant material sizes. Please note that the same 3" caliper minimum size requirement applies to all deciduous trees be they shade or ornamental trees. – *Sizes of the proposed plant materials are now included on the Landscaping Plan, see sheet C6.*
 - b. Add a note on the plan stating that all portion of the site not covered with paving or buildings shall be landscaped. Open area not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slopes. – *Note has been added as Note number 4 under the header Landscaping Requirements on Sheet C6.*
 - c. The required street trees and street shrubs are required to be planted along the front property line versus interior to the site. This may require you to contact and enter into an agreement with MoDOT to possibly plant some of the landscaping within MODOT right-of-way. MoDOT has been agreeable to such arrangements on other projects with frontages on State right-of-way. – *Street trees and shrubs have been shown along the MoDOT ROW as requested. MoDOT has been contacted to ensure these plantings are acceptable and the plan is currently under review.*
 - d. Park lot screening along the westernmost edge of the two parking areas closest to M-291 Hwy. shall be provided in accordance with Section 8.820 of the UDO. – *Parking lot screen has been provided along the westernmost edge of the two parking areas closest to M-291 Highway as requested. See Landscaping Requirements on the Landscaping Plan, Sheet C6.*
 - e. The open lot area used in Note 5 and 6 of the Landscaping Requirements is incorrect. They should read 45,186.73 sq. ft. (total lot area minus building footprint area). Revise the calculated number of required open yard trees and shrubs accordingly. – *I have combined these two notes into Note 6 under the header Landscaping Requirements on Sheet C6 and updated required numbers.*
6. PAVEMENT DESIGN. The details provided on Sheet C7 do not meet the City standards under Section 8.620.F of the UDO. – *Detail 9B has been updated to meet the city's standard pavement design.*
7. ADA PARKING SIGN. Revise the detail on Sheet C7 so it reads that the mounting height shall be 3' minimum and 5' maximum, measured to the bottom of the sign. – *Detail 7 on Sheet C7 has been updated.*
8. TRASH ENCLOURE DETAIL. Detail 05 on Sheet C9 shows "composite fencing" over the metal gate frame. Is the intent for a wood composite material? City ordinance requires trash enclosure gates to be opaque solid steel gates. Wood or wood composite

is not allowed. – *The trash enclosure doors have been changed to opaque solid steel doors per requirements. See Detail Sheet C9.*

9. PHOTOMETRIC PLAN.

- a. Light poles are required to be arranged to provide uniform illumination throughout the parking lot not to exceed 10 foot-candles. – *The foot candles do not exceed 10 foot-candles for the site, the greatest is 8.3 foot-candles.*
- b. Is any wall mounted or accent lighting proposed for the building? If so, it shall be subject to the requirements of UDO Section 8.260 and 8.270. Ensure that the light levels produced by the lighting is accounted for in the photometric plan. – *Building lights are now included on the photometric plan.*

10. MECHNIAL EQUIPMENT SCREENING

- a. Parapet wall heights shall be increased to a height at least equal to the RTUs in order to hide them from view on all sides. – *The parapet has been raised to screen mechanical items. See A2.1.*
- b. Is any ground-mounted mechanical equipment proposed? If so, show the location on the site plan to the extent possible. Any ground-mounted equipment shall be totally screened from view on all side using evergreen landscaping or masonry walls. – *There shall be no ground mounted equipment.*

11. BUILDING ELEVATIONS

- a. For east of reference, please relabel the building elevations with their cardinal directions. – *Elevations have been revised with their cardinal direction as requested. See A2.1.*
- b. Additional architectural features and projections are required along the south building elevation to break up the large, flat wall plane. An example of an acceptable feature would be a canopy over the length of the glass storefront, which would provide a projection and a contrasting horizontal feature. – *Tower element has been added on entry side to break up large flat wall plane. See A2.1 for revised architectural elevations.*
- c. How much projection is provided along the west (front) building elevation? – *Along the west building elevation, the projection is 24' in height. See Sheet A2.1.*
- d. Provide a color perspective of the proposed building. – *Colored elevations are now included in the submittal as Exhibit 3.*

12. SIGNAGE

- a. Is a monument sign proposed for the site? If so, please show the proposed location on the site plan and provide an elevation of said sign for review. – *The proposed sign is shown in the southwest corner of the site.*
- b. A total of 3 wall signs are allowed by right of a stand-alone single tenant building. The text ("Quality service that...") on the drive thru side elevation is considered a sign, and would yield a total of 4 wall signs when counted with the Wendy's name, Wendy's lol and Wendy's lol with name also shown on the building. – *The*

"Quality service that..." logo has been removed. See Sheet A2.1 for the revised building elevations.

Engineering Review

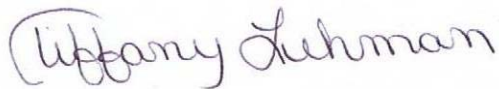
1. No access to the public sanitary sewer is shown or appears to be feasible on the site, without the applicant acquiring easements from adjacent owners. Our records indicate that the only public sanitary sewer access is along SE 7th Terr. As discussed during the pre-application meeting, it appears that the owner of Lot 5A, Pol Addition, transferred ownership without City knowledge, of the only available corridor for sanitary sewer access to HMH Limited, LLC. It appears that easements must be acquired for sanitary sewer service. – *An easement will be acquired as requested and the process has started.*
2. Asphalt pavement section do not follow the requirements contained within the Unified Development Ordinance (UDO). However, it may be beneficial to eliminate these details from the Preliminary Development Plan, since these are items to be covered during the review of a Final Development Plan. – *The asphalt pavement section, Detail 9B on Sheet C7, has been update to meet City of Lee's Summit requirements.*
3. As discussed on the phone, please show how the drainage areas to their respective points of discharge will not change after re-development. We had discussed that if the overall drainage area to each respective point of discharge did not change, then no additional stormwater management would be required. In order to show this, we would suggest the following: 1) show the existing conditions drainage areas on the site, and 2) show the post-development drainage areas on the site. If the results are equal to the existing conditions then no further action would be required. – *See Exhibit 1 and 2 for the existing and proposed drainage areas with calculations.*

Traffic Review

No comments.

Should you have any questions or require additional information please contact me via phone, 618-263-4100, or email, tlehman@neikirk.us, at your convenience.

Sincerely,



Tiffany Lehman, P.E.
Neikirk Engineering, LLC