

September 6, 2019

**City of Lee's Summit
Development Center
220 SE Green Street
Lee's Summit, MO 64063**

Re: Application PL2019166, Commercial Final Development Plan Review

Ms. Thompson:

BHC Rhodes has received your comments dated 09/04/2019 and have the following responses:

PLANNING REVIEW

7. It appears one tree along the east side of the property line is proposed outside of the lot, please revise. Are autumn brilliance serviceberry and celebration maple considered ornamental? All trees located within easements need to be ornamental.
-The tree you are referring to is an existing tree. We have revised the line type. Those types of trees are ornamental.
8. Provide the manufacturer's specifications for all proposed exterior lighting. The pole lighting specifications were received, however the wall-pak lighting has not been received. Update the Photometric Sheet to reflect any exterior wall lighting.
-Provided wall-pak information and updated Photometric.
11. A separate Final Development Plan shall be required for the proposed Scooters.
-Applicant acknowledges the comment.
12. A Vacation of Easement application shall be approved and recorded prior to any building permits within the affected area.
-No buildings are proposed in the area of the vacated easements.
13. Provide a color elevation for all four-sides. This could be in 11"x17" format.
- Provided

ENGINEERING REVIEW

1. Steep slope protection is called-out on Sheet C8.0, but no such definition of "steep slope protection" is shown. Does this refer to turf reinforcement mat? We agree this is required for the proposed slopes, but it is vague what is shown as "steep slope protection". Please clarify exactly what is being proposed on Sheet C8.0, including a reference to the specific sheet contained elsewhere in the plan set (e.g, Sheet C8.2?).
-Revised legend from steep slope protection to turf reinforcement mats.

2. The retaining wall detail sheets, although referenced on Sheet C4.0, were not included in the resubmittal. This would include Sheet C10.0, C10.1, and C10.2. None of these sheets were included.
-Removed reference on Sheet C4.0. Sheets C10.0, C10.1 and C10.2 have been removed from the FDP.
3. The aforementioned retaining wall is shown within the horizontal limits of the easement. Notes are provided on Sheet C2.0 stating that the limits of the easement to be modified by separate submittal. This should be performed prior to approval of the Final Development Plan.
-The retaining wall has been revised to not infringe on the proposed easements. Applicant requests the easement vacations be held until the Certificate of Substantial Completion.
4. Off-site easements for the storm drainage system should be executed and recorded prior to approval of the Final Development Plan, not based on Final Occupancy.
-Applicant requests this be held until the Certificate of Substantial Completion.
5. Additional easements for the water services (i.e., domestic and irrigation meters to serve both buildings) should be executed and recorded prior to issuance of a Certificate of Substantial Completion. A standard template for a public water easement is available from the City and must be used. In addition, an 8.5 inch by 11-inch exhibit showing in graphical format, the limits of the easement is also required. Prior to execution of these easements, a review copy should be made available to City staff to determine that they are in a form acceptable to the City (i.e., using the standard template). Execution and recordation at the Jackson County Recorder of Deeds should be done after this courtesy review.
-Applicant acknowledges the comment. Applicant requests this be held until the Certificate of Substantial Completion.

If you have any further questions, feel free to contact me at 913-663-1900 or by email at matt.gibbs@ibhc.com

Sincerely,



Matthew Gibbs, PE
Project Engineer
BHC Rhodes
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