

August 26, 2019

City of Lee's Summit
Attn: Jennifer Thompson
220 SE Green Street
Lee's summit, MO 64063

Re: MCKEEVER'S MARKET & EATERY #950, 840 NW PRYOR RD, LEES SUMMIT, MO 64081

Ms. Thompson,

Below are the responses to the Commercial Final Development Plan dated 8/8/2019:

1. The UDO requires some sort of landscaping within the parking lot islands (sod, trees, shrubs, mulch, ground cover, etc.), please revise the proposed islands that have pavers shown within them.

The required number of open yard shrubs is 100 and 50 for the open yard tree requirement.
Please revise accordingly.

A waiver to this requirement was not approved on the preliminary development plan.

The Client maintains that the landscaping be installed per the approved preliminary development plan. Further coordination with the master developer and this site may be required

2. All trees that are located within utility easements shall be revised to an ornamental variety. There are many locations where there is this conflict. Please revise the landscaping sheets as necessary.

A waiver to this requirement was not approved on the preliminary development plan. Show all utility easements on the landscape plan sheets.

Plans have been revised

3. The UDO requires an additional parking lot island within the parking lot. For every four rows of parking area a parking lot island is required.

A waiver to this requirement was not approved on the preliminary development plan.

Additional island has been added to the plans

Has consideration been given to an internal sidewalk connection within the parking lot leading to the front entrance?

Client is happy with current pedestrian circulation of the site and does not feel additional connections from the parking lot improve functionality

4. Provide the manufacturer's specifications for the wall-pak/building lighting.

Added wall sconce information to this submittal

5. All signs are required to be submitted by separate permit and approvals. Prior to the installation of any signs, City approvals are required.

Acknowledged

6. On the architectural sheets provide a dashed line to indicate the location of the proposed RTU's.

Provide a detail of proposed RTU screening. A pre-manufactured screen was not approved as part of the preliminary development plan.

On sheet A6.1, Exterior Elevations, dashed lined boxes have been added throughout to represent the location and sizes of nearby rooftop units. The intent is to show the height of the units above the roof, which fall within the parapet height, and therefore would not be visible from the site.

The roof screens are an add alternate. Our intent at this time is to not have to use roof screens if possible, units are hidden from view by the structure parapet walls. If screens for the units are deemed to be necessary, details will be provided at a later date, once a G.C. has been selected.

7. Indicate on the site plan the location and layout of the proposed outdoor seating area.

Outdoor seating has been indicated on sheet C04. See the Architectural Plans for further information.

8. Confirm location of trash enclosure and provide detail.

Confirm the material of the screening wall for the loading dock area.

Screen wall for trash/loading is shown on Civil plans. See the Architectural Plans for materials and details.

9. Make a note on the accessible sign detail the sign shall conform to R7-8 sign type. This sign has a white background and green border.

A note has been added to the detail.

10. Label the drive aisle widths at the island areas. The width is required to be 24-feet (not to include any portion of the curb). Provide the dimension excluding the curb.

Drive aisle widths have been labeled.

11. At a detail for the proposed retaining wall to include height and exterior building material.

See Architectural plans for wall material type. C07 Spot elevations indicate height of wall

12. Label and dimension all sidewalks. Are sidewalks proposed along the private drives? Staff would encourage this. Is the sidewalk on the north side of the parking lot part of this lot's construction?

Sidewalks outside of the property lines are not constructed under this project. This lot is only responsible for sidewalk pavement around the proposed building

Engineering Review

Sue Pyles

Senior Staff Engineer

Corrections

(816) 969-1245

Sue.Pyles@cityofks.net

1. General:

- As previously requested, revise the private road/access drive names to match the Final Development Plan that includes their construction. That FDP names them Private Road A, B and C.
 - The public easements along Lowenstein Drive have been revised. Please revise these plans to match.
 - Please revise the Engineer's Estimate of Probable Construction Costs based on all review comments.
- Private Road labels have been added to the general layout & Title Sheet
Easements have been labeled on C03 "Improvement by Others" are the latest. Note, this project does not have any work associated with Lowenstein drive
Updated Engineer's estimate has been provided

2. Sheet C01: Revise General Note 13 to refer to the 2018 code.

Note has been revised

3. Sheet C04: Label the retaining wall as Proposed (By Others) rather than Existing.

Label has been revised

4. Sheet C05:

- Include the different hatchings in the Legend.
- The proposed contour seems to extend to the middle of Pryor Road at the SE lot corner. Please revise.
- It appears that labels were only added to proposed contours. Please add to all contours.
- There are still many locations where proposed contours do not tie out, especially along lot boundaries.

Please revise.

- Please clarify the label for the small retaining wall on the south side of the building, "See Others for Details" does not make sense.

Removed hatch legend on C05 as hatches are defined on the C04

Contour ties have been verified at the east of the property. Contours tie out before roadways

Updated note to reflect design/material by architect

5. Sheet C08:

Please verify the presence of a sanitary sewer service stub to the south of the building. I'm not finding that information. If there is no stub, connection must be made with a cut-in wye.

Sanitary stub should be reflected in latest developer drawings

- The most recent plan set submitted to the City shows the stub for water line connection to be approximately 200' north of the location shown. Please verify and revise as needed.
- Indicate the water meter size.
- HDPE is not an allowable water line pipe material. Please revise.
- Verify that the water meter is located where it can be safely and easily accessed.
- Indicate the pipe size and material of the "50 LF New Water Line" near the SE building corner.
- Please remove "Public Works, Engineering Division of the" from Site Utility Notes 6 & 7.
- Please reference Water Utilities Department in Site Utility Note 17.

Water tie has been coordinated with the developer however, developer plans are not yet updated. Water service location has to be at the SW corner of the proposed building. Developer will confirm they are updating their plans

Water meter size added to this planset
Domestic line updated to Type K Copper
Water meter will be placed outside of pavement and is accessible from Private Road A
Updated domestic water note for material and correct length
Updated notes 6,7 & 17 as requested

6. Sheet C09:

- Storm sewer profiles are required for all pipe greater than 6" in diameter. Please provide.
- Verify that all pipe connections are called out along the roof drain.
- Please remove "Public Works Dept." from Note 3.

Roof drains are all 6" back to the building. Larger trunk lines have been profiled and included with these revised plans

Confirmed building ties for all roofdrains

Revised note as requested

7. Sheet L01: Only ornamental tree varieties are allowed within public easements. Please revise.

Acknowledged

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. 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.

The fire lanes around the building shall be marked with a combination of signs and painted curbs.

Added sign and curb stripes to fire road at east building line

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Add a sidewalk ramp on the SE corner of the building for pedestrian access to lots south.

Sidewalk ramp added to SE corner of building as requested

2. Add sidewalk between the store front and east-west drive intersection with ramp for crossing the private drive to connect with adjacent lot (pedestrian access).

Sidewalk at private road C is being designed and installed by the master developer

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
	(816) 969-1241	Joe.Frogge@cityofls.net	

1. Water meter not found in design.

Action required: Specify size and location of domestic water meter.

8/8/19 - water meter noted in letter as 1-1/2" but design drawings are not updated. Our water meter flow rates can be found in the downloadable fee estimation tool at:

<https://cityofls.net/development-services/construction/fees/fee-estimation-tool>

It is under the "building permit" tab. You'll see that a 2" meter goes up to 100gpm while a 1-1/2" meter is only capable of 50gpm. Update plans accordingly.

Meter size has been added to the plans

If you have any questions or need additional information, please contact me.

Sincerely,



Dustin Burton, P.E.
Project Manager
RIC