

October 04, 2019

Jennifer Thompson
City of Lee's Summit
Development Services
220 S64063E Green Street
Lee's Summit, MO

Re: **SUMMIT AT WEST PRYOR** – Comment Responses

Dear Jennifer Thompson,

Below are responses to the City's review comments from September 24, 2019. Please let us know if you should require anything further or have questions:

Required Corrections:

Planning Review **Jennifer Thompson** **Planner Corrections (816) 969-1239**
Jennifer.Thompson@cityofls.net

1. The calculations for the parking as referenced to the ITE Manual are not reflected accurately within the response memo (only).

Comments: Discussed and approved on the call on 9/24 with Jennifer Thompson.

2. Staff would like to follow-up on the previous comment regarding the functionality of the trash enclosure areas and how they could negatively affect access within the private drives. It seems the truck would be backing in to this areas, crossing traffic, and blocking access for through traffic.

The Concrete pad requirement (reference comment from previous staff comment letter), has not been met.

Comments: Discussed and Approved on the call on 9/24 with Jennifer Thompson.

Acknowledged. Heavy Duty Concrete Trash pads have been extended into private road courses as requested in further communications.

3. Additional Street shrubs are required along the frontages adjacent to private drives. One shrub per 20 feet of street frontage is needed.

Comments: Acknowledged, shrubs have been added.

4. Interior courtyard elevations need additional projections and material changes on the north and south elevations.

The approved preliminary development plan indicated more projections and material changes than what is currently proposed.

Comments: Approved per email dated 9/25 from Jennifer Thompson.

5. The west elevations do not show the overhead garage door entry into the parking garage, please revise.

Comments: Discussed and approved on the call on 9/24 with Jennifer Thompson.

6. Please label the caliper size for ornamental as 3 inches. Staff could allow 2.5 during the time of planting.

Comments: Acknowledged, all deciduous trees specified at 3" caliper.

7. Please refer to the sidewalk comment provided by Michael Park, please clarify pedestrian connections and revise the necessary sheets.

Comments: Acknowledged. Additional sidewalk added to the southeast to improve connectivity.

Engineering Review **Sue Pyles** **Senior Staff Engineer** **Corrections**
(816) 969-1245 Sue.Pyles@cityofks.net

1. Engineer's Estimate of Probable Construction Costs:
- Include items for Stabilized Subgrade and ADA ramps.
 - Revise Item 2 from AB-3 to MoDOT Type 5
 - Separate the sanitary sewer overall item into individual items.
 - Clarify what the item "Water Service" includes.
 - Additional comments may be added based on revisions to plans.

Comments: Acknowledged. Engineer's Estimate has been revised as requested.

2. Review the plan set for overlapping text and revise for clarity.

Comments: Updated plans to improve clarity.

3. Sheet C02:
- This sheet is titled "Existing Condition" but shows existing, proposed, and proposed (by others). Please clarify the intent of this sheet.
 - This sheet does not show the proposed (by others) fire hydrant near the SE corner of the building in the easement that is shown. Revise to show this hydrant. If the intent is to relocate this hydrant to be in the proposed island, please

coordinate with the developer to have the hydrant installed such that relocation won't be necessary. Reflect this revision throughout the plan set.

Comment: Acknowledged. Sheet CO2 is now titled "Proposed Conditions (By Others)" and calls out the SE hydrant. A note is included on the utility plan that the SE hydrant is proposed by others and is to be adjusted to grade.

4. Sheet C03:

- Please clarify pedestrian connectivity between this lot and adjacent lots. ADA-accessible ramps are required at any connections to the private roads.
- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- Label all easements, both public and private.

Comments: Acknowledged.

- As per discussions with the city, connection at the SE corner of the property has been enabled via added sidewalk and ramp. All crosswalks to be designated by others.
- The required additional detail has been added to the plans, and sheets have been revised as requested.
- Acknowledged. The Design and Construction manual has been reviewed, and deficits addressed.
- Public and private easements have been labelled in accordance with information provided by developer, as requested.

5. Sheets C06-C08: There are still several proposed contours that don't tie back into anything. Please revise.

Comments: Acknowledged. Grading has been adjusted to more accurately reflect the design intent that proposed contour are to tie back to grade.

6. Sheet C09: See above comments regarding ADA-accessible design requirements.

Comments: Acknowledged.

7. Sheet C11:
- Connection to public sanitary sewer at a MH is not allowed. Show and label the connection as a cut-in wye. The edge of the cut-in wye fitting must be a minimum of 4 feet from the outside edge of the MH.
 - The approved Final Development Plans that include construction of the water main this project will connect to does not show any stubs, as shown on this sheet. Please coordinate and revise as required.

Comments: Acknowledged.

- Sanitary plan has been revised to dual 8" lines cutting into proposed main south of the MH. Sanitary lines are spaced at 4' center on center where they cut into the sanitary main.
- Acknowledged. Plans updated to show water/fire tie points.

8. Sheet C12: The approved Final Development Plans that include construction of the water main this project will connect to does not show any stubs, as referred to (but not actually shown) on this sheet. Please coordinate and revise as required. Please revise to show the fire line to the hydrant connecting to the gate valve on the main.

Comments: Plans updated to show water/fire tie points.

9. Sheet C14: The information shown for Structure A6 does not match the approved plans for that structure. Please revise accordingly, and include the other incoming and the outgoing flowlines at that structure in the

Profile view.

Comments: Acknowledged. Profile views have been revised to properly show Structures A6 and B2, and include additional FL in and out according to developer documents.

10. Sheet C15: There doesn't appear to be a sanitary stub, as shown. Please revise as directed in comments above.

Comments: Acknowledged. Sanitary layout has been revised and sheet C16 (previously C15) updated.

Fire Review Jim Eden Assistant Chief Corrections
(816) 969-1303 Jim.Eden@cityofls.net

6. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Provide a water model indicating required fire flows will be met with proposed line sizes. The amended 2018 IFC only allows for a 50% reduction for sprinklered buildings.

09/19/2019- Provide a water model for the project. This is NOT completed by the sprinkler company.

Comment: Water main for the development has been designed by Kaw Valley. Per discussions with the City of Lee's Summit, water model has been previously submitted and approved.

Traffic Review Michael Park City Traffic Engineer Approved with Conditions
(816) 969-1820 Michael.Park@cityofls.net

1. There should be pedestrian connection(s) between Lot 8 and the adjacent lot to the north and south (e.g. Lot 6) along the west side of Private Road B (or along the east side of the building). There are sidewalks along the building and sidewalks on adjacent lots, these should be connected. There's even a illustrated crosswalk with no sidewalk connection on the north east corner of Lot 8.

Comments: Per discussions with the city on 9.26.19, pedestrian connection has been added at the southeast corner of the site.

Building Codes Review Joe Frogge
Joe.Frogge@cityofls.net

Plans Examiner No Comments (816) 969-1241

Sincerely,



Renaissance Infrastructure Consulting
Dustin Burton, PE