

**ST. LOUIS**

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October 22, 2019

Victoria Nelson  
Lee's Summit Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

Lion's Choice  
440 NW Chipman Road

Victoria,

Our final development plans have been revised per your latest comments and are being submitted for further review/approval. Responses to your written comments are as follows:

**Required Corrections:**

**Fire Review Jim Eden Assistant Chief Approved with Conditions**  
(816) 969-1303 [Jim.Eden@cityofls.net](mailto: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 2018 International Fire Code.

**Planning Review Victoria Nelson Long Range Planner Corrections**  
(816) 969-1605 [Victoria.Nelson@cityofls.net](mailto:Victoria.Nelson@cityofls.net)

2. C25. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells within the area. Refer to DNR Well Database and reference the site. **Per the overall, recorded survey for this tract of land "According to an environmental impact study of abandoned oil and gas wells in Lee's Summit, MO in 1995 by Edward Alton May Jr, PE, there are no oil and gas wells within the property.**

3. C.28-C.30. Photometric Plan. Please submit a Photometric Plan and be sure to include the manufacturer's specification sheets. UDO Requirements can be found in Article 8 subdivision 5. **A photometric plan and site lighting specification sheets were part of our original submittal and included again with this resubmittal; please advise if you need more information.**

4. C33 Signs. It appears you are proposing five signs for this business. The UDO only allows three wall signs by right. Requesting an approval for five wall signs requires going to the Planning Commission by filing a separate Sign Application. Staff would support the request for a total of five wall signs. **This comment is understood and will be handled at a later date when the application for a sign permit, by others, is submitted.**

5. D1. Elevations. The building elevations that you provided shows wood paneling and siding. Is this wood a "true" wood or a wood "composite"? Please label and describe the material on the

plans. Staff does not have the administrative authority to approve true wood, but can administratively approve a wood composite. If you request to use true wood on the building exterior, then this will require an approval via the preliminary development plan public hearing process in front of the both the Planning Commission and City Council under separate application. If the material is a wood composite, then a manufacturer specifications is required to be submitted for our review. **The Product WS-1 on the exterior is a Wood Composite Product. We have included the Manufacturer's product spec, and have updated our elevations accordingly.**

**We outline the material in our Finish legend as follows:**

**DESC: SHIPLAP WOOD COMPOSITE SIDING**

**MANUF: IDENTITY WOOD PRODUCTS, LLC**

**LINE/SERIES: SIDING SYSTEM**

**COLOR: BROWN**

6. C.20-Right-of-Way. Please label all ROW width on public streets. **NW Chipman appears to be an irregular width.**

**Engineering Review Sue Pyles Senior Staff Engineer Corrections**

(816) 969-1245 [Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net)

1. Submit an Engineer's Estimate of Probable Construction Costs, SWPPP and a copy of the MDNR Land Disturbance Permit. **A SWPPP was included with our original submittal, attached is the MoDNR Land Disturbance Permit for the entire Lot 4 and the Engineer's Estimate of Probable Construction Costs.**

2. Sheet C3.0: Show the existing storm sewer, called out as Key Note 3, in the same manner as other existing storm sewer is shown on this sheet and throughout the plan set. **Please clarify this comment, Keyed Note #3 on Sheet C3.0 does not call out existing storm sewer.**

3. Sheet C4.0: Add temporary curb across the future connection to the lot to the west on this sheet and throughout the plan set. **This has been added to the site plan and called out as Keyed Note #37**

Include a detail for the type of curb used.

- CG-1 Curb and Gutter is required for all non-integral curb. Revise accordingly. **This has been updated on Sheet C4.0 and detail added to Sheet C8.2**

4. Sheet C6.0:

- Keyed Note 25 says "Not Used" but is included in the Plan view. Please reconcile. **This has been corrected.**

- Key Note 5 shows the domestic water service line connection at the existing gate valve. Service shall be connected with a corporation stop for this size pipe. Revise accordingly. **This has been revised on Sheet C6.0 and detail added to Sheet C8.2.**

- Include pipe material and length for both water and sanitary sewer service lines. **This information has been added on Sheet C6.0 to Keyed Notes #6 and #19.**

- Include referenced Sheet C6.1 in subsequent submittals. **This sheet is included.**

- Clarify how Structure 1 will be constructed. Is it to be a doghouse manhole? **A doghouse connection detail has been added to sheet C6.1**

- Label structure sizes on either this sheet or C6.1. **Structure sizes have been added to sheet C6.1.**

5. Sheet C6.1:

- The drop thru structure 3 does not meet the minimum requirement of Design and Construction Manual Section 5604.5. Please revise accordingly. **This has been revised.**

- Include roof drain flowline information at structure 3. Verify that the 2 pipes shown entering the same wall of the structure will have adequate separation between them. **The roof drain label has been added to structure 3. We could not find a city detail but believe there will be adequate separation for an 8" and 6" pipe to connect into the same side of a 48" structure.**

- Revise backfill label to meet the requirements of Design and Construction Manual Section 2100. **This label has been revised on Sheet C6.1.**

- Include stationing in the storm sewer profiles. **Stationing has been added to the storm sewer profiles.**

6. Sheet C8.0:

- Include the City's standard detail for curb and gutter. **This detail has been added.**

- Pavement sections do not meet the City's requirements as shown in the UDO Section 8.620. Please revise accordingly. **Please clarify this comment; we have double checked and our pavement sections meet Section 8.620 exactly.**

- Revise the pavement sections to show the base extending 1 foot beyond the back of curb. **This has been shown by a note on all pavement sections.**

- Remove MoDOT references in the concrete pavement section #7. **This has been removed.**

- Include standard details for all types of storm sewer structures used. **These details have been added to Sheet C8.2.**

**Traffic Review Michael Park City Traffic Engineer No Comments**

(816) 969-1820 Michael.Park@cityofls.net

**Building Codes Review Joe Frogge Plans Examiner Corrections**

(816) 969-1241 Joe.Frogge@cityofls.net

1. Water service piping from connection to main to as least 10' past meter must be copper.  
Action required: Modify design to comply and provide standard detail obtained from water department. **This has been reflected on Sheet C6.0, Keyed Note #7 and detail added to Sheet C8.2.**

As all comments have been addressed we are asking for further review and approval.

Thank-you.

Christine Wilson  
Project Manager