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December 11, 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:**

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

1. C25. Oil and Gas Wells. Please state on the plan the DNR Well Database information that you referenced in your comments. If the referenced information is on the plan, please tell us which page it is on. **The referenced information below has been added as number nine under general notes on sheet C2.0. “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.”**

2. C.28-C.30. Photometric Plan. In the manufacturers specification sheets you show two types of flood lights. These flood lights are not shown on the plan nor are they labeled in the Luminaire Schedule. Please show where the flood lights will be installed and their specifications in the table. There are no manufactured specifications for the goose neck lamps that are shown in the elevations. In your Calculation Summary under the heading max/min you have it showing 16.20. Per our UDO this number cannot be greater than 10. Please either increase the Min 0.5 or decrease the Max of 8.1 to make it a 10. This can be found in the UDO under article 8, sec 8.250, letter F. **Revised photometric plan and manufacturer specifications are part of this submittal.**

5. C.20-Right-of-Way. Please label on the plan ROW measurements vary. **The note “Right-of-Way measurements vary” has been added and now shows on the plan.**

**Engineering Review Sue Pyles Senior Staff Engineer Corrections**  
(816) 969-1245 [Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net)

1. Sheet C3.0: In my previous review I referenced Key Note 3 in error, I meant Key Note 7. Please show the existing storm sewer in the same manner as all other existing storm sewer, with solid lines that are scaled back. **The existing storm sewer is now shown with solid lines.**

2. Sheet C4.0: Temporary curb may be either concrete or asphalt. Include a detail for whichever option is shown. **A “Refer to detail on sheet C8.0.” note has been added to Key Note 37.**

3. Sheet C6.1:

- Backfill for storm sewer pipe is typically granular around the pipe with compacted soil the rest of the backfill. If this is preferred to flowable fill, which is typical, there is no need to label as anything specific. Or, if desired, the label could just refer to Section 2104 of the Design and Construction Manual. **The label now refers to Section 2104 of the Design and Construction Manual.**

- Reverse the flowline information for Structure 1 on each profile. The flowline in should be on the upstream side of the structure and the flowline out on the downstream side. **This has been corrected.**

- Clarify structure sizes. The grate inlets and curb inlet are labeled as 48” in the Profile views. Are these structures square, 48” x 48” (4’ x 4’)? **Yes, those structures are square, and it has been added to the label.**

4. Sheet C8.0:

- UDO Section 8.620 requires either 6” granular base course with geogrid OR 6” granular base course with 6” stabilized subgrade. Please revise the “Prepared Subgrade” portion of the detail to meet the UDO requirement. **This has been revised.**

- The pavement sections required by the UDO may only be altered if a modification is requested of and approved by the City Engineer. If a modification is requested, it will require a site-specific geotechnical report which directly compares the proposed section to the City’s required section to show that it meets or exceeds the City’s section. If no modification is requested, please delete the note shown on each detail referencing the geotechnical report. **This has been revised.**

5. Sheet C8.2:

- There is an AutoCAD SHX text box shown in the Curb & Gutter detail. Please revise to eliminate. **This has been corrected.**

- How will the grate inlets be constructed? Typically, the City’s field inlet detail is used with the top modified to show the grate. **The field inlet detail STM-2 has been added to sheet C6.1.**

6. Estimate: Please revise the estimate to list individual items with unit prices. Verify quantities shown on the estimate match quantities shown in the plans. **A revised cost estimate is included with this submittal.**

***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.

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

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

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

Thank-you.

Christine Wilson  
Project Manager