



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

Response to comments dated March 18, 2020.

Application Number: PL2020028
Application Type: Commercial Final Development Plan
Application Name: THE SUMMIT CHURCH PHASE 1A
Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

Responses in bold.

Planning Review Hector Soto Jr.
(816) 969-1238
Planning Division Manager Hector.Soto@cityofls.net
No Comments

Engineering Review Sue Pyles, P.E.
(816) 969-1245

Senior Staff Engineer Sue.Pyles@cityofls.net

Corrections

1. • General : On the cover sheet, please add the developer's contact information
Added developer information to cover sheet.

2. • General : On the cover sheet, please revise the hatchings of the map legend to "Existing Phase 1 Building" and "New Phase 1A Building". Make sure that the update matches the rest of the plans.
Revised legend.

3. • General : On the cover sheet, please label "NW View High Dr" within vicinity map.
Revised vicinity map.

4. • General : On the EOOPCC sheet (cost estimate), please add the following cost items:
o Grading (Cut/Fill)
o Bends+ Tees (HDPE pipe)
o Removal of existing storm pipes (Demolition)
Revised cost estimate.

5. • General : On the EOOPCC sheet, please edit "5' sidewalk" item to "sidewalk" since it Includes both 5' and 8' sidewalks.
Revised cost estimate.

6: • General : Both the terms "nyoplast" and "nyloplast" appear on the plans. Please revise all to "nyloplast".
Revised labels on plans.



7. • Sheet C.100: As partially shown on page C.201, please revise to show (using a leader line) the (2) two new 8' sidewalks connected to the new phase 1A building.

Revised 8' labels on plans.

8. • Sheet C.100: Even though the City allows 2%, the maximum slope across sidewalk listed on the plans should be 1.5%. Please revise.

Revised max. slope.

9. • Sheet C.200 : Regarding contour elevations on the grading sheet, please tie back proposed contours into existing contours.

Revised and added proposed contour tie ins.

10. • Sheet C.201 : On the southwest corner of the new phase 1A building, Please make sure that the 12" Nyloplast Inlet leader points at the actual structure. Add a similar leader for the 12" inlet structure right above.

Revised nyloplast inlet labels.

11. • Sheet C.300 : As previously mentioned, the plans call for an existing tee (at STA 0+00) to be plugged to the north for future connection. Is it not currently capped? Please clarify/revise.

Revised label.

12. • Sheet C.301: On the plan view, please revise the leader note to "12" 45° Bend" around STA 0+55.

Revised label.

Fire Review Jim Eden (816) 969-1238

Assistant Chief

Jim.Eden@cityofls.net

Approved with Conditions

Traffic Review Michael Park (816) 969-1820

City Traffic Engineer Michael.Park@cityofls.net

Approved with Conditions

1. Ordinance conditions of PDP approval for required access/turn lane along View High associated with Phase 2 need be modified, or improvements completed prior to occupancy of this phase (considered a portion of Phase 2 development).

Acknowledged.

Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner Joe.Frogge@cityofls.net

No Comments

Please review the revised Civil Plans and direct any comments to Matt Schlicht
Thank you,

Matthew J. Schlicht