



City of Lee's Summit, MO

April 8, 2020

Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

Re: Mid-Continent Public Library - Colbern Road– Commercial Final Development Plan – 1000
NE Colbern Road – PL2020036

Dear Mike:

The following are responses to your comments made April 6, 2020 on the project referenced above.

One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department.

Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Planning Review

Sheet C4.0 & 4.1 shows CG-1 type curbing at the head of the ADA parking stalls. Is this the correct curb type being proposed?

RESPONSE: The curb at the front of the ADA spaces is Type C-1. The base has been updated to better represent this. Type C-1 curb has been added to the legends on the Site, Dimension and Grading plans.

Engineering Review

- 1. As previously stated, the 100-year WSE must be a minimum of 20' from any building or property line. The revised location meets that requirement from the property line, but does not appear to be 20' from the building. Please revise.*

RESPONSE: The basin has been shifted and slightly reshaped to maintain the proposed volume. The 100-year WSE is now 20' from the building.

2. *Parking lot pavement sections are specified in UDO Section 8.620, not Design and Construction Manual Section 5200. The proposed sections exceed City requirements. They are acceptable, but not required. If the intent would be to revise to City requirements during construction, please note that a submittal will be required for review and approval. In that case, it would be better to make the revision now rather than later.*

RESPONSE: Thank you for pointing out the section for parking pavement in the UDO. I have reduced the subgrade on the asphalt and trash enclosure concrete to 6". But we are going to maintain the existing surface thicknesses.

3. *Revise "X" to the correct size in the B1 label in the Structure Table.*

RESPONSE: Revised

4. *Estimate – Add the following items*

RESPONSE: The estimate it attached and has been revised has noted.

- *Scour Stop - **Added***
- *Junction Box 4' x 4' - **Structure A2 was noted as a junction box, it should have been an inlet. The note has been revised on Sheet 7.0. The detail for a junction box has been removed. There are no junction boxes on the plans***
- *Grate Inlet 4' x 4' - **Added***
- *Connection to Existing Storm Sewer - **Added***

Estimate – Check and revise the following items if needed:

- *6" (estimate) vs. 8" (plans) size of roof drain HDPE- **Revised***
- *Sizes and quantities of End Sections, plans and estimate do not match - **Revised***
- *2" C901 quantity, plans and estimate do not match- **Revised***
- *Backflow Preventer unit price, typical unit prices range from \$12,000 to \$18,000 each - **Revised***

Thank you,

Terry Parsons
Olsson