



May 1, 2020

Lee's Summit Missouri Development Services
Shannon McGuire, Planner
220 SE Green Street
Lee's Summit, MO 64063

Subject: Firestone Complete Auto Care
3501 SW Market St., Lees Summit, MO 64082
Gresham Smith Project Number: 40831.45

Dear Shannon McGuire:

The following are Gresham Smith responses to your comments from your letter dated April 14, 2020 regarding FS Lee's Summit, LLC:

Fire review – Jim Eden (816) 969-1303

1. Comment: IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
- Response: **Fire Department Connection changed to 4 inch Storz type fitting and is located within 100 feet of a fire hydrant, see sheet C500 and C501.**

Planning Review – Shannon McGuire (816) 969-1237

1. Comment: As shown on Sheet C200, the placement of the curb blocks and ADA signs shortens the depth of the parking stall. Ensure there is at least 17' of stall depth before the curb block and 2' of overhang before the ADA sign.
- Response: **ADA signage moved back. Now 17 feet before the curb block and 2 feet of overhang before the ADA signage. Still maintain over 5 feet of sidewalk width. See sheet 200 for dimensions.**
2. Comment: Oil and Gas well note on sheet C200 references Sheet C100. Sheet C100 was not included with this submittal. Does this note refer to the sheet titled ALTA/NSPS Land Title Survey? Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.
- Response: **Yes, note on C200 refers to the ALTA/NSPS Land Title Survey. Note on C200 has been revised. No oil/gas wells currently exist on the property per the ALTA/NSPS Land Title Survey.**
3. Comment: Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
- Response: **An updated lighting plan has been included in the resubmittal package.**

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4. Comment: Please confirm no ground mounted mechanical equipment is being proposed.
Response: **No ground mechanical units are being proposed, it is all roof mounted.**
5. Comment: A modification was requested to provide for RTU screening with an alternative method. Please provide details for the RTU screening being proposed.
Response: **Coordination between architects and city planning is currently underway. Architects are using the Envisor Screening System by Cityscapes, along with raised parapets. Architects have information on this in spec section 108213 – Roof Top Equipment Screens.**
6. Comment: No landscaping plans were submitted with the FDP. These shall be submitted and must include information as listed in the UDO.
Response: **Landscaping plans have been added to this submittal and highlight information relevant in the UDO.**
7. Comment: Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. Wood is not an approved material for the trash enclosure doors (as shown in the building plans).
Response: **Detailed drawing on enclosure and screening methods have been added to resubmittal package. Metal gate is shown.**
8. Comment: CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. The only exception is at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. Please show a curb at the head of the parking stall south of the ADA stalls.
Response: **Curb at the head of the parking stalls has been revised to reflect CG-1 curbing, and a note has been added to sheet C200.**
9. Comment: All signs must comply with the sign requirements as outlined in the sign section of the ordinance. As shown on sheet PA4 the propose monument sign has a white background. If the sign is to be illuminated it will not meet the requirements of the UDO. Internally illuminated signs with white background are prohibited by Sec 9.060.
Response: **An updated photometrics plan and sign details have been included in resubmittal package.**
10. Comment: Please note that the only approved ADA sign is the R7-8 style. Please add a note to the plans that this is the type that will be used.
Response: **ADA sign detail has bee revised to reflect R7-8 style. See detail 11 on sheet C900.**
11. Comment: This site is subject to the requirements of the M-150 Corridor Development Overlay (CDO) District. Please add a note to the plans as to how you will be meeting the sustainability requirements of Section 5.510 C.
Response: **Note has been added to sheet C200.**



1. Comment: The public water main should terminate on the west side of Market St., rather than the east side of Market St. Although a fire hydrant may be necessary, it would need to be reconfigured since it would be considered private, and should be installed after the backflow vault.

Response: **Fire hydrant has been relocated to the west side of SW Market Street.**
2. Comment: Please revise the notes on the plans as appropriate, after making the changes to the public water main plan. As commented above, the public line should terminate on the west side of Market St. Connections for the fire line should be shown as private, and the domestic water connection may be allowed on the fire line, just prior to the gate valve before the backflow vault.

Response: **Notes have been revised on the plans as appropriate. Public line terminates on the west side of SW Market Street.**
3. Comment: The backflow vault appears to be shown within a sanitary sewer easement? This would be considered an encroachment, and not allowed.

Response: **The backflow vault has been moved outside of the sewer easement.**
4. Comment: The irrigation water meter is shown interior to the lot. It should be within a general utility easement, or right of way, not interior to the lot as shown.

Response: **The irrigation meter has been moved within the right of way.**
5. Comment: The commercial driveway must be KCMMB concrete 8" thickness a minimum to the right of way line, to the sawcut in Market St.

Response: **KCMMB concrete 8 inches thick has been specified between the saw cut line on SW Market Street and the right of way line on the driveway. See sheet C200 for note.**
6. Comment: Please ensure that all domestic and irrigation meters are located within right of way or a general utility easement. A sanitary sewer easement would not be appropriate.

Response: **All domestic and irrigation meters have been relocated within the right of way.**
7. Comment: A cut-in wye in accordance with the City standard detail for sanitary sewer connections is required. Ensure the notes specify a wye connection, with specific reference to the standard detail contained within the plans.

Response: **City detail has been added to the plans. See sheet C904 Detail 08. Note on C500 indicates a cut in wye connection.**
8. Comment: An off-site private drainage easement shall be executed and recorded prior to approval of this plan. A courtesy review copy should be provided prior to execution and recordation, to ensure the intent and purpose of the easement is met. Following review (typically within an hour of emailing), please execute and record the easement at the Jackson County Recorder's office.

Response: **An off-site private drainage easement has been added to the plans. Execution and recordation of the easement is currently underway with the Jackson County Records office.**
9. Comment: The typical pavement sections do not meet the Unified Development Ordinance (UDO) in terms of asphalt thickness, subgrade, or chemically-stabilized subgrade or geogrid. Please



- review the UDO for specific requirements. If a geotechnical report is being used to show the design meets or exceeds the design standard set forth in the UDO, then specific design criteria and parameters must be utilized in the geotechnical study, based on actual geotechnical samples being obtained, 20 year design life, and other parameters. If the applicant desires to utilize a geotechnical study for a substitute design, please contact the Project Manager for specific design criteria and parameters to use in the study. Otherwise, please use the standard design shown in the UDO.
- Response:** **Applicant desires to utilize a geotechnical study for a substitute design and geotechnical report has been included in resubmittal.**
10. **Comment:** Where on the plans is the distinction made between heavy duty asphalt, and normal asphalt?
- Response:** **On sheet C200, the darker hatch area indicated heavy duty pavement, whereas no hatch area indications light duty pavement. The lighter hatched area at the driveway is notated as 8 inch thick KCMMB concrete, per comment 5 above. See sheet C200 for pavement distinctions and detail 1 on sheet C900.**
11. **Comment:** A typical curb and gutter detail is required, showing the subgrade being extended a minimum of one (1) foot beyond the back of curb. The curb and gutter shown is for replacement curb and gutter, and does not show this required design element.
- Response:** **A note has been added to detail sheet C904, detail 01 that states that the subgrade to extend a minimum of 1 foot beyond the back of curb.**
12. **Comment:** It appears the standard detail for a backflow vault, along with the method to drain the backflow vault at the sump, does not meet City standards. If incorporating the FDC in this method, the City requires a special design to be used. Please contact the Project Manager if you intend to place the FDC at the backflow vault, and we will provide an approved design. Regardless of which method is used (FDC at an alternate location on the building, or near the backflow vault), the method to drain the sump must be shown. This can be either by: 1) daylighting, 2) connection to an inlet, or 3) installation of a infiltration trench drain.
- Response:** **An approved standard detail does not exist. Detail on sheet C903 to remain. Bollards around the FDC and vault were not added, as vault and FDC a more than 10 feet from any parking space or drive path. A drain from the sump of the vault connects to the proposed connection to inlet, see sheet C500 for location.**
13. **Comment:** Profile views of all storm lines greater than 6 inches in diameter must be shown on the plans, along with any known utility conflicts. The hydraulic grade line for the design storm event must be shown on the profile view.
- Response:** **Sheet C301 On Site Storm Line Profiles has been added to the plans for storm line profiles.**
14. **Comment:** A profile view of the private fire line, from the public connection point on the west side of Market St., must be shown, along with any known utility conflicts. A valve must be shown on the west side of Market St., near the connection point. This is needed, in addition to the valve just prior to the backflow vault, to isolate the line in the event of maintenance.



Response: **Sheet C502 On Site Fire Water Profile has been added to the plans for water line profile.**

15. Comment: The City standard detail for the sanitary sewer wye connection and tracer wire appeared to be missing. Please include this standard detail, found on the City website at www.cityofsls.net Design and Construction Manual section, within the plans.

Response: **City detail has been added to the plans. See sheet C904 Detail 08. Note on C500 indicates a cut in wye connection.**

16. Comment: Please perform a final QA/QC review of the stormwater report and detention basin outlet structure orifice, weir elevations to ensure they match. It appeared there were minor discrepancies in the elevations.

Response: **Corrections have been made between the stormwater report and detention basin outlet structure to ensure they match.**

17. Comment: An itemized and sealed Engineer's Estimate of Probable Construction Costs is required prior to final approval of the Final Development Plan. This estimate is used to calculate the Engineering Plan Review and Inspection Fee. Items to include in the estimate are all items necessary to complete the site work, but not the building, parking lot lighting, or other items covered under the building permit. The estimate must include public and private sitework.

Response: **An itemized estimate of probable construction costs is currently being developed. We will issue the estimate for site cost later for review.**

Traffic Review – Michael Park (816) 969-1820

1. Comment: The proposed stop line on the driveway is optional; if applied it must be at least 4' from the unmarked pedestrian route between the two sidewalk end sections at the driveway. The painted arrows are also optional. None of these markings would be maintained by the City.

Response: **The proposed stop line on the driveway has been moved to be 4 feet away from the unmarked pedestrian route. Stop bar and painted arrows to remain on plan.**

If you have any questions, please do not hesitate to call me at 615.770.8175

Sincerely,

JP Michael, EI
Engineer – Civil

Copy

Joe Johnston
Kevin Crumley
Jason Horowitz