

June 17, 2020

Via: Email

City of Lee's Summit
Development Services
200 SE Green Street
Lee's Summit, MO 64063

Re: Future Starbucks and Medical Office
155 SW M 150 HWY, Lee's Summit, MO 64802
Application Number: PL2020162

My office is in receipt of the Commercial Final Development Plan letter dated June 11, 20200.
Please find the following written responses.

Planning comment: The required Ownership Affidavit is missing required information (legal description and application type) and is incomplete. **Response: The missing information has been included.**

Planning comment: All proposed signs shall comply with the UDO requirements. Signs will be approved by separate application. **Response: Notation has been added to the plans indicating that sign permits will be obtained under separate application.**

Planning comment: Please note that the only approved ADA sign is the R7-8 type. Please add a note to the ADA detail on sheet C4.1 that stated this requirement. **Response: Note has been added.**

Planning comment: Are new RTU's being proposed? Please show a dashed line on the elevations indicating the roof line and rooftop mechanical equipment. **Response: Yes, there will be two new units added to the future Starbucks lease space. Elevations have been modified to show the dashed roof line and mechanical equipment.**

Planning comment: Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. If you are retaining the existing lighting please make a note of that. **Response: The manufacturer's specification sheets for the exterior light fixtures are attached.**

Planning comment: Please provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots. Please also provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines. **Response: Light fixture information is listed in the light fixture schedule on sheet E301. Photometrics are provided on sheet E102.**

Planning comment: Please show the location of all oil and/or gas wells within the subject property. If none are present please note such and cite your source of information. **Response: There are no oil and or gas wells per the Environmental Report prepared by Solid Ground Environmental dated May 12, 2020.**

Planning comment: Please include the impervious coverage and floor area ratio (FAR) in the site data table on sheet C2.0. **Response: information has been added as requested. Please note the existing impervious area is not being increased.**

Planning comment: The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. The parking stall adjacent to the north side of the building show the use of parking blocks. Please update the proposed plans to meet the UDO requirements. **Response: The proposed plans have been updated to meet the UDO requirements.**

Planning comment: As proposed you are not meeting the minimum required parking standards. A request for approval of an Alternate Parking Plan may be considered but must be accompanied by a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. **Response: The letter was issued previously; it appears it did not make it to you. As you will note in the letter, we are requesting a reduction of three spaces, based upon Starbucks' historical data.**

Planning comment: As proposed the 76'+ roof line on the northern elevation is flat with no horizontal breaks. Staff would like to see additional architectural articulation in the roof line on this elevation. **Response: Revised exterior elevations are hereby provided showing vertical relieve along the north elevation.**

Fire Department comment: 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 2012 International Fire Code. **Response: Understood, shall comply.**

Fire Department comment: The Starbucks fire area shall be designed to keep the occupant load less than 100, or an automatic fire sprinkler system will be required. Confirmed at building permit review. **Response: Understood. The shell plans for the Starbucks space will not the anticipated occupant load will be less than 100, as we have calculated at 69 occupants per Starbucks' tenant layout. When Starbucks submits their plans for the building permit for their tenant improvement, they will provide the exact code calculated load, but they have confirmed it will be less than 100.**

Engineering comment: Please clearly delineate the area of work. **Response: Limits of Disturbance have been added to sheet C3.0 and sheet C5.0.**

Engineering comment: Please add an oil and gas general note on the cover sheet. Show location of all oil/gas wells, or indicate none are present, and cite the source. **Response: Response: There are**

no oil and or gas wells per the Environmental Report prepared by Solid Ground Environmental dated May 12, 2020. A note has been added to the plan.

Engineering comment: Please include a legend for the plan view hatched area, located on the demolition plan sheet. **Response:**

Engineering comment: Please provide an EOOPCC sheet (cost estimate). **Response: included in the revised submittal.**

Engineering comment: Please show J-hooks along silt fence onto the ESC plan sheet as required by the silt fence standard detail APWA ESC-03. **Response: J-hooks are shown in the SE corner of the site for length of silt fence longer than 100' per standard detail APWA ESC-03.**

Engineering comment: Please use a different line pattern to better highlight the limits of disturbance on the ESC plan sheet. Make sure to so indicate the 0.5405 acres of land disturbance on this sheet a well. **Response: The line pattern has been changed. A note has been added to indicate acres of land disturbance.**

Engineering comment: Please revise (applicable) pavement details to show aggregate base extending 1' beyond the back of curb. **Response: Applicable pavement details have been revised.**

Engineering comment: Top and bottom of curb elevations appear quite tiny on the grading sheet, please improve lettering (e.g. Slightly increase the elevation font for clarity). **Response: The font size has been increased.**

Engineering comment: Two general notes on the ESC plan sheet refer to a SWPPP plan. Is there one intended to be provided along? If yes, please do so. However, the City usually requires a SWPPP when the disturbance area is greater or equal to 1 acre. **Response: "SWPPP plan" has been revised to refer to "this Erosion and Sediment Control plan."**

Engineering comment: On the cover sheet, please make sure to include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200". **Response: The note has been added, under Land Disturbance Note.**

Engineering comment: On the cover sheet, please revise the project contact list to include Sanitary with Water, rather than with Storm. Water Utilities is responsible for both sanitary and water. **Response: The information has been changed as requested.**

Engineering comment: On the cover sheet, please label SW Raintree Drive within the Vicinity Map. **Response: The label has been added.**

Engineering comment: On the grading plan sheet, please add a north arrow and scale to the sheet.

Response: North arrow and scale have been added.

Engineering comment: On sheet C4.1, please delete "Type 1" from the aggregate base labels, it is not used by the City. **Response: "Type 1" has been deleted from the aggregate base labels.**

Engineering comment: On sheet C4.1, please replace the Concrete Curb and Gutter Detail with the City's standard detail. **Response: Concrete Curb and Gutter Detail has been replaced with the City's standard detail.**

Engineering comment: On sheet C4.1, please revise Barrier Curb Detail Note 1 to meet the concrete mix requirements in Design and Construction Manual LS Section 2604.2.A. **Response: Note 1 has been changed.**

Engineering comment: On sheet C5.0, part of the Construction Parking as well as the Concrete washout is shown over existing pavement shown to remain. Please revise. **Response: The location of the Construction Parking and Concrete Washout have been revised.**

Engineering comment: On sheet C5.0, Add a north arrow and scale to the sheet. **Response: North arrow and scale have been added.**

Warm Regards,



Steve Dahms – Senior Project Manager
314.821.1100 x120 or Direct Dial 314.960.7956

cc: Nathan Palmer
Brent Johnson – Midland General Contractors, Inc.

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