

Mr. Mike Weisenborn
City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063

Project: PL2020353
Final Development Plan Resubmittal
Lee's Summit Detail Center
2100 NE Independence Ave
Lee's Summit, Missouri

Dear Mike,

Following is a response to the city's FDP comments.

**Planning Review Hector Soto Jr. Planning Division Manager Corrections
(816) 969-1238 Hector.Soto@cityofls.net**

1. ARCHITECTURE/BUILDING FOOTPRINT. The proposed material and color palette is consistent between the building presented to the Planning Commission and City Council for approval of the preliminary development plan. However, the form of the proposed building is a significant departure from that which was presented and approved as part of the preliminary development plan.

The proposed building has a rectangular footprint with no building projections or offsets. The building previously presented to the Planning Commission and City Council had a significantly different footprint with various offsets and projections to break up the large expanses of wall on all sides, as required by the UDO. Whereas the previously presented elevations approved as part of the preliminary development plan met the UDO's architectural design standards, the propose building does not.

DAE response: Reviewing UDO section 8.120.B.7.e and section 8.180.A.2, the building footprint and elevations have been revised to include vertical offsets on both north and south elevations. The vertical offsets extend the height of the building. Vertical offsets at the office are located along gridline 9 and are 2' deep. Vertical offsets at the mechanical wash bay are 4' deep and located along gridline 2 which are very similar to the earlier approved PDP plans. In addition, along the east main façade the vestibule projects out from the main building façade. See revised elevations, and the floor plan for locations of offsets.

2. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-top mechanical equipment. Ground-mounted equipment shall be totally screened from view using evergreen landscaping of a height at least equal to the equipment at the time of planting. Roof-top mechanical equipment shall be totally screened from view using parapet walls of a height at least equal to the equipment. Dash in the location and heights of any RTUs, taking into account the heights of the curbs on which they will be mounted, to confirm that the parapet heights will screen said equipment.

DAE response: The owner will be installing a solar panel energy renewal system on the roof of this facility. We ask that the parapet heights are allowed to remain as is. If the south, west and east parapets are raised to fully screen the RTUs it will significantly reduce the area of roof that can be used to locate the solar panels. We propose to install full height screening around all



sides of RTUs that will match the building wall panels and will fully screen them from view. See revised elevations showing all RTU's fully screened from view.

3. SIDEWALKS.

- The civil site plan (Sheet C1.2) shows the public sidewalks constructed within the boundaries of the subject lot. Both sidewalks shall be relocated within the public rights-of-way.
- Show the required 5' sidewalks along both street frontages on the architectural site plan (Sheet A1.1).

DAE response: Sidewalks have been relocated to be within the public rights-of-way.

4. ADA PARKING. Provide an ADA parking sign detail showing the sign to be mounted a minimum 60" above grade, measured to the bottom of the sign.

DAE response: OK, see revised sheet A1.1 for ADA sign detail.

5. CURBING. Will CG-1 curbing be used adjacent to the vehicle display pads, or will mountable curbing be install adjacent to these locations? Call out the use of an alternate curb type (CG-2) at these locations if CG-1 will not be used. If an alternate curb type is proposed, it shall only be used for the minimum length necessary to accommodate the use of vehicles to access the pads.

DAE response: Alternate curb type, CG-2, called out at the vehicle display pads.

6. EASEMENTS. Show and label all U/Es located on the property. At a minimum, there is a 10' U/E along both street frontages.

DAE response: All easements provided by the land survey are shown.

7. POND AREA. A geotechnical report is required for the reclaimed pond area over which the development is proposed to be constructed.

DAE response: Geotechnical report is provided, see page 10.

8. LIGHTING. Provide cut sheets of all exterior light fixtures for review.

DAE response: Light fixture cut sheets are included in this resubmittal.

**Engineering Review Sue Pyles, P.E. Senior Staff Engineer Corrections
(816) 969-1245 Sue.Pyles@cityofls.net**

1. Please submit:

- Engineer's Estimate of Probable Construction Costs.
- SWPPP
- Copy of the MDNR Land Disturbance Permit.

DAE response: Engineer's Estimate of Probable Construction Costs, SWPP, and MDNR Land Disturbance Permit provided.

2. Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.

DAE response: Statement provided on Sheet C1.0

3. Label all easements throughout the plan set.

DAE response: All easement provided by the land survey shown.

4. This is an initial submittal. No clouding or revision annotations should be on the plan set.
DAE response: Revision clouds removed.

5. Please include a dimension plan.
DAE response: Dimension plan included on Sheet A1.1.

6. Sheet C1.0:
• Revise the Storm Sewer contact phone number to 816-969-1800 on this sheet and throughout the plan set.
DAE response: Storm Sewer contact phone number revised.

7. Sheet C1.1: Replace the 14th General Note with the following: “The contractor shall notify the City of Lee’s Summit Development Engineering Inspection at (816) 969-1200 at least 48 hours prior to the commencement of any construction.”
DAE response: General Note replaced.

8. Sheet C1.2: Please reference “Development Engineering Inspection” rather than “Engineering Division of Public Works” in Demolition Note 5.
DAE response: Demolition Note 5 revised.

9. Sheet C1.3:
• Label the existing sanitary sewer running along the south property line as Private.
• The domestic water line connection requires a corporation stop rather than a tap with solid sleeves.
• Locate the water meter 1’ from the easement line within the easement, and the backflow vault outside of the easement.
DAE response: Existing sanitary line labeled as private. Note for water line connection revised to call out use of corporation stop. Meter and backflow vault relocated. Dimension line provided from property line to meter as there is no utility easement identified on the survey.

10. Sheet C2.1: Please make sure all proposed contours tie back into existing contours and that they don’t extend beyond the curb line.
DAE response: Acknowledged

11. Sheets C2.2-C2.3: Revise the ESC to match the revisions being made to the Mass Grading and ESC plan set.
DAE response: Sheets C2.2 – C2.3 revised to match the approved Mass Grading and ESC plan set.

12. Sheet C2.5: Truncated domes are required at public street crossings.
DAE response: Truncated domes added to public street crossing.

13. Sheet C4.2: Please note that the 6” minimum granular bedding requirement on top of pipes has been revised to 12” minimum. Please revise the Pipe Embedment detail accordingly.
DAE response: Pipe Embedment detail revised.

14. Stormwater Report:
• Please add “Final” to the report title.

DAE response: Title revised

- Sheets C3.1-C3.3 are listed in the Table of Contents, but are not included in the report.

DAE response: Sheets C3.1 – C3.3 included in final report

- Please review your use of “impervious” and “pervious” in the Existing Conditions section, it seems to be reversed at least a portion of the time.

DAE response: Use of “impervious” and “pervious” corrected

- The Comprehensive Control Method is mentioned, but not in detail. Please discuss the allowable release rates and how the proposed compares to the allowable. The difference between proposed and existing is informational, but not the main requirement.

DAE response: Additional discussion of stormwater mitigation added to the report

- There is a “Stormwater Report Requirements” document on the City’s website. Please revise the report to more closely align with this document. The City has moved to requiring specific points of interest (POIs) included in the analysis that are consistent between existing and proposed conditions.

DAE response: Understood

15. Stormwater – General:

- It would be helpful if the drainage area maps were expanded to show the street network surrounding the overall site for reference. This will more clearly show the overall detention provided.

- Include standard details for MH Frame, MH Cover, and Flared End Section.

DAE response: The entirety of the surrounding street network was not included in the survey. A vicinity map has been added to Sheet C3.1 for reference. City details for MH Frame, MH Cover, and Flared End Sections added to sheet C4.5

Please note Sheet C2.6 has been removed and the details for the ADA ramps has been added to Sheet C4.5

16. Sheet C3.3:

- The inlet sizes don’t meet the City’s requirements. Please revise.

DAE response: Inlet sizes revised to 3’x5’

- For clarity, it would help if the proposed pipes were not hatched. Existing and proposed pipes can be differentiated adequately by line type.

DAE response: Hatching removed.

- Please revise the 100-yr HGL line type to a dashed line to better differentiate from edge of pipe.

DAE response: 100-yr HGL line type revised

- Include the following note: “Compacted Fill shall be placed to a minimum 18” above the top of the pipe prior to installation.”

DAE response: Note included

- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

DAE response: Limits of compacted fill shown and labeled using hatch in profile view.

- Structures 1-3, 2-2, and 2-4 do not meet the minimum drop thru inlet requirement. Please revise.

DAE response: Drops revised

- Revise the existing grade line between Structures 1-2 and 1-3.

DAE response: The existing grade line is directly on top of a grid line. This is where the existing pond is located, and no slope is recorded. Line added showing existing grade more clearly.

- Does the proposed grade tie into the existing grade east of Structure 3-3? It's unclear from the profile, but it could just be because it's such a short distance the dashed line has a gap at the point they connect.

DAE response: Alignment extended to show tie in

- Note that "Storm" is misspelled in the Storm Line 3 label.

DAE response: Typo corrected.

- The line size in the flowline labels for Structures 3-2 and 3-3 are incorrect. Please revise.

DAE response: Line sizes corrected.

- Include the FL(Out) at Structure 3-3.

DAE response: FL(Out) at Structure 3-3 included.

17. Sheet C3.4: Please update the storm sewer calculations based on any plan revisions as necessary.

DAE response: Understood.

**Traffic Review Michael Park City Traffic Engineer Corrections
(816) 969-1820 Michael.Park@cityofls.net**

1. The plan is missing a small section of sidewalk along Independence north of the proposed driveway to the north property line.

DAE response: Drawings have been updated to show sidewalk north of the driveway to north property line. See revised civil drawings.

**Building Codes Review Joe Frogge Plans Examiner Corrections
(816) 969-1241 Joe.Frogge@cityofls.net**

1. Retaining wall design deferred.

Action required: Comment is for informational purposes. Retaining wall designs must be submitted and approved prior to any inspections related to wall.

DAE response: comment is acknowledged.

2. Grinder pump must be designed and installed per 2018 IPC 712 Sumps and Ejectors.

Action required: Comment is for informational purposes.

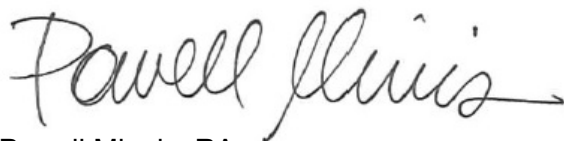
DAE response: Comment is acknowledged.

3. Site lighting/electrical designs not found.

Action required: Provide complete design including pole base details and all circuitry. Include power to grinder pump as well.

DAE response: See attached site electrical sheet E100 showing pole base detail and circuitry. Power for grinder pump will be shown on building permit drawings once they are completed and will be submitted to the city for permit review/approval.

Sincerely,



Powell Minnis, RA
davidson architecture & engineering