



Date: January 29, 2021

City of Lee's Summit, Missouri
Attn: Shannon McGuire
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2020145
Commercial Final Development Plan
Osage Pool and Clubhouse
2025 SW M 150 Hwy, Lee's Summit, MO 64082**

We are responding to your comments dated June 16, 2020, and are submitting with this letter revised plans, as well as other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers". The signature is fluid and cursive.

Julie Sellers

Planning Review

1. Please provide a signed copy of the Ownership Affidavit form and a signed copy of the application.

Summit Homes to provide if they have not already since the time comments where made.

2. Please label the location of all required building and parking setbacks.

The 20' parking set back has been labeled along with 25' build lines.

3. Will there be any ground mounted equipment? If so, please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

A ground mounted condenser will be provided on the west side of the building. Sheets A200 and A201 have been updated to provide a screening note for this equipment.

4. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

A spec sheet for the equipment proposed is provided with this submittal (Daikin-DX14SN Split System Air Conditioner).

5. Are any signs being proposed? All signs must comply with the sign requirements as outlined in the sign section of the ordinance.

Engineering Review

1. Please provide an EOPCC sheet (cost estimate).

EOPCC has been included with this submittal.

2. Please show and label the surrounding streets on to the vicinity map.

Vicinity map has been updated to show surrounding streets.

3. 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”.

A note has been added.

4. The City requires a 4” compacted aggregate base under sidewalk. Please revise.

The detail on sheet C13 has been updated.

5. Please revise to “chemically stabilized subgrade” where applicable on sheet 13. Make sure to also indicate what type of stabilization chemical will be used during the process.

The note has been updated.

6. Please label 2” tap on the utility sheet. Adding the tap size to the “contractor to coordinate” leader is totally acceptable.

The water line has been revised to a 1” line, size has been added to the callout.

7. Please include the City’s sidewalk standard detail.

City standard sidewalk detail has been added.

8. Please show the sanitary crossing in the Storm Line 1 Profile view and the water line crossing in the Storm Line 3 Profile view.

The sanitary sewer and water service line have been added to profile views.

9. Only ornamental tree varieties are allowed within public easements. Please review and verify that the landscaping plan meets this requirement.

The landscape plan has been revised and included in this submittal.

10. Please revise the “governing agency” to “City of Lee’s Summit” where applicable on sheet C02.

Revisions have been made in the general notes.

11. Please associate the (3) storm profile views with their respective label (e.g., private storm line 3).

Storm profile views have been updated to include "Private".

12. Though private, please consider a 0.2' minimum elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degree. If the angle is equal or above 22.5 degree, please consider a 0.5' minimum elevation drop.

Storm profiles have been adjusted, where depths allowed.

13. Please add curb inlet protection to the curb inlet(s) located on the north-east corner of the concerned lot.

Curb inlet protection has been added to these existing inlets.

14. When pipe is to be installed in embankment or fill, the embankment shall be constructed in accordance with APWA Section 2102.6 and shall be built up to a plane at least 18 inches above the top of the pipe prior to the excavation of the pipe trench. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation". Also, please show and label the limits of the compacted fill placement in the Profile view (if applicable). Use hatching for clarity.

A note has been added and hatch included in the profile, where applicable. The trench drain has not been hatched due to the nature of the drain.

15. On sheet C07, is the open land covering the major north-east area intended to be vegetated ? please clarify.

This area will be a community green area, as reference on the Landscape plans.

Traffic Review

1. Identify the bicycle rack and location on the plans.

Building Codes Review

1. Unified Development Ordinance Article 8, Section 8.180.F
2. Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Comment for informational purposes. If ground mounted equipment (i.e., HVAC condensing unit) is installed it must be screened from view.

3. Provide complete site lighting design including all circuitry and light pole base details.
4. If grille on patio is to be fed by Natural Gas, provide NG design on Utility Plan. Clarify.
5. Water meter appears to be oversized. Provide calculations to justify use of 2" water meter. A separate rental meter can be made available for pool fill if that is the driving factor. Also, if intended for irrigation, provide irrigation system design including location and method of backflow protection.