

February 3, 2021

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 recent FDP comments.

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

1. MECHANICAL EQUIPMENT. UDO Section 8.180.E requires RTUs to be screened from view using parapets at least equal in height to the units being screened, except in the case where RTUs are being added to existing buildings. In the case of existing buildings, RTUs may be screened using individual screens of a height at least equal to the RTUs. Since this is new construction, parapet wall screening is required. Only City Council can grant approval for the use of individual screens on new construction projects by going through the public hearing process.

Response: Building elevations on sheet A3.1 have been revised to show the building parapets raised to screen the RTUs from view. Also, see added sheet A4.1 with building section cuts that also verifies the parapets screen the RTUs.

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

1. Comments on the Engineer's Estimate of Probable Construction Costs will be sent under separate cover.

Response: Understood.

2. Please show and label all easement on the property. Easements shown on the recorded plat are not shown and/or labeled in this plan set.

Response: Ten foot Utility Easement along south and eastern property lines now shown throughout plan set. Storm drainage easement north of property west of Independence Avenue shown throughout plan set. Both shown on recorded plat.

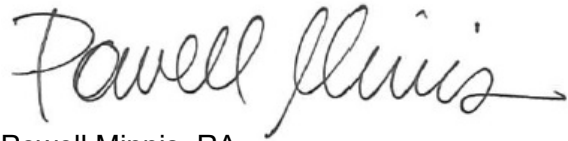
3. The detention basin appears to be sized to include the offsite drainage to the north and west, but only at the current state of development. Is it the intent that any adjacent development will require an expansion of the basin?

Response: Correct. Detention basin sized for current proposed development shown. Future developments responsible for increasing size of detention basin accordingly.

4. Please note that inlets are to be labeled as "L" x "W". Please revise labels in order to confirm minimum dimension requirements are being met.

Response: Inlet labels revised.

Sincerely,

A handwritten signature in black ink that reads "Powell Minnis". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Powell Minnis, RA
davidson architecture & engineering