



March 10, 2021

Victoria Nelson
Long Range Planner
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

RE: 2008920 Premier Project Number: PetSuites of America – Final Development Plan

Mrs. Nelson,

Per your comments received January 19, 2021, please see below for the responses to your comments in **blue**.

Title. Please put FDP title on the Plat. **Due to confusion from the FDP and the Construction Documents, we have submitted the full set of construction documents for the FDP.**

Street Prefix. Please add the NW prefix to the street. **NW prefix has been added.**

Side Setbacks. Please change side setback to 10'. This lot is not considered an interior lot. **The plans have been revised to depict 10' side setbacks.**

Parking Lot Poles. Please show the parking lot pole dimensions.

Driveway Dimensions. Please show the driveway dimensions. **Driveway dimensions have been added as requested.**

Landscaping. The UDO requires a 3" minimum caliper for deciduous trees. **Landscaping plan has been updated with 3" caliper deciduous trees.**

Mechanical Equipment. Please show the location of ground units and/or roof-top units on the site plan and/or building elevations (using dashed lines). Refer them to UDO Section 8.180.E & F. If it is ground-mounted please show it being fully screened from view using an evergreen landscaping or masonry wall.

Sign Permits. You will need a sign permit for each sign prior to their installation. **Understood.**

Exterior Lighting. Please provide cut sheets for the exterior light fixtures to confirm they all have a 90-degree cutoff. **Exterior Lighting cut sheets have been provided as requested.**

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs. **Estimate of Probable Construction Costs has been included in the submittal.**
- All storm sewer pipes greater than 6" diameter must have a storm sewer profile. **Storm sewer profiles have been added for pipes greater than 6".**

- Please prominently display the following detention basin note: "Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge." **Note has been added as requested.**

- Please include end sections at the ends of the pipes discharging into the detention basin. **End Sections have been added as requested.**

- Please show and label the emergency spillway. **The emergency spillway is depicted on the Detention Basin Detail Sheet**

- Please show and label the 100-yr WSE throughout the plan set. **The 100 Year WSE has been added throughout the plan set.**

- Include an erosion and sediment control plan for pre-development, during construction, and post-development phases. Include the appropriate general details. **Pre-development, during construction and post-development phase have been added as requested.**

- Include all appropriate City standard details. **Added as requested.**

2. Sheet C-100:

- Include the project name and type (Final Development Plan) in a plan title on this cover sheet. **Project name and Final Development Plan have been added to Cover sheet as requested.**

- Include an index of sheets. **Sheet index has been added to cover sheet as requested.**

- Include a Vicinity Map, with a north arrow and nearby street names labeled. **A Vicinity Map has been added to cover sheet as requested.**

- Please review the Design and Construction Manual (DCM) for the appropriate asphalt types and the standard details for the entrance concrete requirements. Revise accordingly. **Asphalt type and concrete requirements have been revised as you requested.**

- Why is there integral concrete curb and sidewalk proposed on the south side of the building? **This is for pedestrians to use the pathway who park along the side of the building.**

- Many of the Reference Notes refer to Sheet C-700, which is not included in the plan set. **Sheet C-700 has been added to the Final Development Plan.**

- Please specify the street sawcut requirements. **The street sawcut note has been modified to state "All deteriorated or cracked concrete within the vicinity of the sawcut line shall be removed and replaced. Sawcut shall be per city specifications.**

- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features and provide a call-out on the plan view with a specific reference to the sheet number and detail number. **ADA-accessible ramp details have been added as requested.**

- The specific details of the ADA features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation callouts, although required, are not sufficient. Other design details specified in this section are required, including slope callouts which comply with the criteria listed in Table **ADA-accessible ramp details have been added.**

- Please note that 2.00% cross slope and 8.33% running slope shown are the maximum slopes allowed by ADA, and do not include a construction tolerance. Slopes that exceed the maximum in the field will not be accepted. This is an informational comment. **Note has been added as requested.**

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3. Sheet C-300:

- Please specify the sanitary sewer connection as a "cut-in wye" in the label. **Label has been revised as requested.**

- The fire line is private, not public. Please revise the label. **Label has been revised as requested.**

- Label the fire line connection with the water main. **Label has been revised as requested.**

- Please locate the water meter as specified in the DCM. **Water meter has been relocated into**

the R.O.W.

- A Backflow Prevention Device is required on the fire line. Please locate as required in the DCM.

The backflow prevention device will be located inside the building. This is noted on the utility plan.

- Utility Plan Note 21 does not match the Plan view for the fire line pipe material. Please revise as needed. C900 is the typical material used. **Note has been revised as requested.**

- The City only installs 2" or smaller taps. All other work is performed by the contractor. Please revise Utility Plan Note 22 accordingly. **Note has been revised as requested.**

4. Stormwater:

- Include the orifice plate dimensions in the plan set. **This is located on sheet C-601.**
- As designed, the detention basin is flat and will most likely pond water. Please address. **The bottom of the basin has been designed to slope towards the outfall structure.**
- The design HGL must be contained within the pipe. Please revise as needed. **The design HGL has been modified to critical depth vs. the HW of the pond. The design HGL starting elevation was initially the HW elevation of the basin.**
- Please review the City's minimum drop thru structure requirements and revise any flowlines, as necessary. **Structures have been revised to meet drop thru structure requirements.**

5. Stormwater Report:

- It does not appear that the 40-hour extended detention of runoff from the local 90% mean annual event (1.37"/24-hour rainfall), commonly referred to as the Water Quality (WQv) event, has been adequately discussed and calculated. Please revise the report accordingly.

Calculations have been provided which demonstrate that the 40-hour extended detention of runoff for the water quality event is provided. The report now includes the 1.37" event through the hydrographs in addition to accommodate additional evidence.

- The minimum orifice opening size for the WQv event is 1" if an orifice plate is used, not 1.5" as referenced in the report. The size may be reduced if desired. **The minimum orifice size is now 1"**

- Calculations in the report are from the Maryland Stormwater Design Manual. Please replace with the appropriate local information. **This has been updated as requested.**

- Please note that Level of Service calculations are not required. **The level of service calculations has been removed from the stormwater report.**

- The overall release rate for the site must meet City requirements, as outlined in APWA Section 5600. If a portion of the site isn't routed thru a detention basin, then over-detaining on the portion of the site that is routed thru the basin is required. If off-site runoff is routed thru the basin, that volume does not required to be detained and may be added to the allowable release rate. Please revise the report accordingly. **Per our phone conversation on March 8th, we have requested a waiver for the release rate.**

- Please include a summary of water surface elevations, basin top of dam elevation, and emergency spillway elevation with location and dimensions. Show and label on plans. **A summary has been provided on the basin details sheet and has been included in the stormwater report.**

Thank you for your assistance, should you have any questions please contact us at your earliest convenience.

Sincerely,



Matt Fogarty
Premier Design Group