



March 23, 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 emailed comments dated March 18<sup>th</sup>, 2021, below is the responses to your comments.

1. Side setback. Please change the side setback under project notes on C-100 to 10'. This lot is not considered an interior lot.
  - Note has been revised as requested.
2. Parking Lot Poles. Please state whether the 25' mounting height includes or excludes the 2.5' concrete base in the height Please give the total height.
  - 25' mounting height excludes the 3' base. Total height will be 28'
3. Driveway Dimensions. Please label the entry driveway width
  - Dimensions have been added per your request.
4. . 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 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.
  - Mechanical equipment has been added to site plan per your request.
5. Sheet C-300: The fire line is private. Please revise the label.
  - Fire line has been labeled private per your request.
6. The domestic water line connection is labeled, please label the fire line connection in a similar manner.
  - Fire line Connection has been labeled as requested.
7. The water meter was relocated, but the label was not. Please revise.
  - Label has been revised as requested.

8. Design and Construction Manual Section 6901.1.2.a specifies that an interior backflow prevention device (BFPD) may only be used when the building is located within 50' of the public water main. Since this building does not meet that requirement, please revise to locate the BFPD in a buried vault as specified by Section 6901.1.3.
  - Backflow prevention vault has been added per your request.
9. Sheets C-400 to C-402: What is the dark line from near the existing curb inlet in the cul-de-sac to the centerline of the street, then running along the centerline? Either label or remove.
  - Line has been removed per your request.
10. Sheet C-401: Relocate the Detention Basin note for clarity.
  - Detention basin note has been relocated per your request.
11. Sheet C-700: Revise the concrete type to "KCMMB" in sidewalk detail 7.
  - Note has been revised.
12. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
  - Details have been revised to show the 1' extent.
13. Detectable warning surfaces are not used at commercial entrances for ramps in the public right-of-way. Please remove.
  - Detectable Surface has been removed per your request.
14. Please provide elevations and slopes to verify the sidewalk cross-slopes meet ADA-accessible ramp slope requirements.
  - Elevations and slopes have been added per your request.
15. Include design information for a turning space where the sidewalk from the parking lot connects to the public sidewalk.
  - Spot elevations and slopes have been added per your request.
16. I will call to discuss the waiver request. We will require some additional information be added to clarify the reasons behind the inability to completely meet the City's requirements. The reasons are understood, we'd just like the written explanation revised a bit.
  - The conclusions portion of the report has been updated as requested.

17. Sheet C-100 Revise the asphalt surface type from C to either 2-01, 3-01, or 5-01 and the base type X to 1-01, 2-01, or 5-01 as required by Design and Construction Manual Section 2205.4.B. Reflect the revisions in the pavement details on C-700.
- Notes have been revised to show asphalt surface being used will be 2.01 and the base being used will be 2.01.
18. Sheet C-001: Revise Paving Note 25 to reference the correct City.
- a. Delete Paving Notes 14 & 15, they are not applicable.
  - b. Revise "CVS Building" reference in ADA Note 3. Revise "Engineering Division" to Development Engineering" in General Notes 2 & 9.
  - c. Revise "Starbucks" reference in General Note 29. Revise "Field Inspector" to "Development Engineering Field Inspector" in Utility Plan Note 17.
  - d. Revise "Water Water Division" to "Water Utilities" in Utility Plan Note 20
- All Notes have been updated or removed per your requests.
19. Sheet C-000: Please revise the Municipality contact to include Development Services Department at 816-969-1200 and remove the contact name.
- Note has been revised per your request.
20. Please include "Final Development Plan" in the project name.
- Final Development Plan has been included in the projects name per your request.

Sincerely,



Matt Fogarty  
Premier Design Group