



March 19, 2021

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

RE: Oakview Lot 4 FDP (City Application # PL2020383)
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to your comments dated January 12, 2021. Below are your comments, followed by our response (in red).

Planning Review

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

1. TRASH ENCLOSURE. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. The plan currently shows a concrete pad 14 feet in length, measured from the enclosure opening.

Concrete has been added per your request.

2. SIDEWALK LINE WORK. A segment of the sidewalk improvement along the radius of the northeast corner of the Private Drive A and B intersection appears to be missing.

This section is existing and labelled.

3. DRIVEWAY ENTRY WIDTH.

- The minimum pavement width at the parking lot entry off Private Drive B shall be a minimum of 24', excluding curb and gutter (28' from back-of-curb to back-of-curb). The drive currently measures 27' from back-of-curb to back-of-curb). The curb line shall be pulled back a minimum of 1' to meet the minimum drive width.

- Dimension the pavement width, excluding curb and gutter, for the parking lot entry off Private Drive A. It appears to scale at 23'-6". A minimum pavement width of 24' is required, excluding curb and gutter.

All driveways are 24 ft of pavement

4. DRIVE-THROUGH LANE. Show the location for the drive-through order box. A minimum 4-car stacking is required from the drive-through pick-up window and a minimum 5-car stacking is required from the order box.

We have added the anticipated stacking to Sheet 4

5. ADA PARKING SIGN. Revise the sign detail to show the parking sign mounted a minimum 5' above grade, measured to the bottom of the sign.

We have understood the Americans with Disabilities Act to mean 5 ft to the bottom of the main sign, not the auxiliary penalty signage. Per your direction we have amended our standard detail to comply with your request.

6. MECHANICAL EQUIPMENT SCREENING. Show the location of all ground-mounted and roof-top mechanical screening on the site plan and/or building elevations (using dashed lines) to the extent possible. Ground-mounted equipment shall be fully screened from view from off the property using masonry walls or evergreen landscaping of a height at least equal the equipment being screened. Roof-top units shall be fully screened from off the property using parapet walls of a height at least equal the equipment being screened. Please account for the additional curb height on which the RTUs will be mounted.

405 S. LEONARD STREET, SUITE D

LIBERTY, MISSOURI 64068

P 816.781.4200 * F 816.792.3666 * WWW.AGCENGINEERS.COM

The project Architect has addressed the screening issue. All HVAC equipment will be roof mounted.

7. LIGHTING. Provide cut-sheets for all proposed exterior lighting fixtures for review and approval. All exterior light fixtures shall have full 90-degree cut-offs in order to direct light down and so the light source is not visible from off the property.

Cut sheets are enclosed

Fire Review

Jim Eden Assistant Chief (816) 969-1303 Jim.Eden@cityofls.net

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

If there is something you feel does not comply please let us know.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

The pavement sections are provided Sheet 12.

3. Additional fire protection may be required depending on use and interior layout of tenant spaces.

We understand

Engineering Review

Loic Nguingiri, E.I. Loic.Nguingiri@cityofls.net

1. Please include a FEMA National Flood Hazard information note.

Note has been added to the Cover sheet

2. Please show location of all oil/gas wells, or indicate none are present, and cite the source.

Note has been added to the Cover sheet

3. Please 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".

Note has been added to Sheet 2 (General Project Notes #15)

4. Before resubmitting, feel free to remove the note(s) that are not applicable on sheet 2. Please revise the water notes to match the proposed scope of work shown on the utility sheet. Make sure to also revise sanitary note 10 to mention "City of Lee's Summit".

Note have been updated – we apologize.

5. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Enclosed is an opinion of construction cost

6. Please provide inlet protection to the curb inlet across private drive A.

Inlet protection has been added

7. On the utility sheet, please add a note regarding the 18" minimum vertical clearance requirement between utility lines. Make sure to also specify the pipe material to be used for both the water service line and the sanitary lateral.

Clearance note of 18" minimum have been added. Sanitary service line will be PVC SDR-26 (note #5 on Sheet 2). Water service is specified to be K copper or PEX (note #2 on Sheet 2).

8. 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. Please include the following note on any applicable sheet: "Compacted fill shall be placed to a minimum of 18" above the top of the pipe prior to installation". Also, make sure to show/label the limits of the compacted fill placement in the profile view(s). Use hatching for clarity.

Compacted fill note and hatch has been added.

9. The ADA-accessible ramps at the commercial entrances are not detailed, but rather, only labeled on the site plan. The City of Lee's Summit requires a site-specific detail for each ADA-accessible ramp and route across commercial entrances. Please be aware of the City-specific requirements, which are more stringent than PROWAG in terms of running slope (7.5%), and cross-slope (1.5%). Please update as appropriate, and include appropriate reference notes on the site plan indicating the location of the site-specific details within the plan set.

The ramp designation has been removed. The previously designated ramps around the perimeter of the site are less than 5% running slope and therefore are not considered ramps per ADA.

10. The trenching and backfill detail for storm line, sanitary sewer line, and water lines has changed recently. The City of Lee's Summit now requires 12 inches of aggregate over the top of the pipe rather than 6 inches. The detail has been updated to reflect 12" of aggregate backfill

11. The hydraulic grade line for the design event should be shown on the profile view of the storm lines greater than 6 inches in diameter. At a minimum, the 10 year event must be lower than the crown of the pipe.

HGL's has been provided on Sheet 11.

12. The standard detail for the private sanitary sewer lateral connection to the public sanitary sewer is missing. Please include the City's building sewer stub and riser construction standard detail [SAN-1]. The sanitary wye and riser was installed by the original developer. The service line has been stubbed to Lot 4 and; therefore, the detail has not been added.

13. Please show/label flow line elevation(s) on to the storm sewer profile view. Make sure to assign 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 assign a 0.5' minimum elevation drop.

The storm sewer is tight on vertically tight. The deflection at Storm Structures 10 and 12 is less than 26 degrees; therefore, we respectfully request you to allow 0.2 ft at these two Structures. Structure 11 does provide the 0.5 ft.

14. Please clearly show/delineate area(s) of proposed sidewalk.

The existing sidewalk has been labelled on Sheet 4.

Traffic Review

Michael Park City Traffic Engineer (816) 969-1820 Michael.Park@cityofls.net
No Comments

Building Codes Review

Joe Frogge Plans Examiner Corrections (816) 969-1241 Joe.Frogge@cityofls.net

1. Retaining wall not provided. Deferred to construction per request.
Action required: Complete retaining wall design must be provided before installation and inspection.
The appreciate the deferred construction submittal request. The GC will submit prior to installation.

2. Sheets 2 and 8 conflict as regards size of water meter and pipe sizes. (1" or 2"? - fyi: MEP calls for 1")
Action required: Resolve conflict.
We have confirmed that 1-inch water service is correct.

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,

Ronald L. Cowger, P.E.
Vice President

Encl.