

THE GAMBLE COMPANY, INC.

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May 20, 2021

Lee's Summit Planning and Development Department
220 Southeast Green St.
Lee's Summit, MO 64063
Attention: Mike Weisenborn
Telephone: 816-969-1240
Email: Mike.Weisenborn@cityofsl.net

Re: Re-Submittal response to May 11 zoom meeting for a new Chapel Ridge business Park outbuilding.

Dear Mr. Weisenborn,

On May 11, 2021 a "zoom" meeting was held regarding a commercial preliminary development plan for the above described Chapel Ridge outbuilding. The purpose of this correspondence is to address various issues raised at that meeting in regard to the advancement of that project. On Friday, May 7, an outline letter was sent to me to serve as an agenda for the upcoming zoom meeting. This letter is an attempt to address the issues raised in the same sequence as outlined by your department's May 7th letter.

The meeting began by my clarifying with staff members a number of relevant issues that are as follows:

- Drawings submittals will be by email — not paper copies.
- Your department will provide our firm with the names and addresses of property owners within 300 feet of the boundaries of the property for which the application is being considered.
- Your department will be responsible to post a meeting notification sign on the property.
- The traditional neighborhood meeting will be omitted due to the current flu pandemic.

Regarding other information:

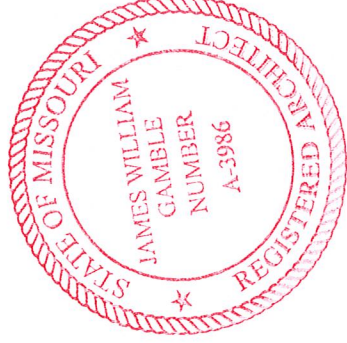
1. Hector Soto Junior requested that a site data table be included with the drawings that contains building floor areas, a floor area ratio, impervious site coverage, parking spaces, and ADA parking. We have included this data on the current drawings (enclosed)
2. Mr. Soto also called attention to stacking numbers for automobiles in line for the order point and for the pickup window. Please note on the current drawings that there are four vehicles in each category.

3. Mr. Soto called attention to the type of new curbing anticipated within the shopping center parking lot. Please note on the current drawings that the new curb is to be a "straight-back" CG-1 design.
4. Mr. Soto requested that four elevations be shown, that some design attention be devoted to the two longwall exposures, that any rooftop HVAC equipment be shielded from direct observation on the ground, and that the single light pole illustrated on the drawings be modified. Please note on the current attached drawings our response to these issues.
5. Sue Pyles, P.E. asked that the streets be labeled and that the new concrete curbing be identified. Ms. Pyles also queried whether or not grading was to occur, what does the term "curb box" refer to and how did we proposed to block the grate inlet that we wish to abandon. Our response is shown on the current drawings: The streets are labeled (the private street to the east is unmarked), as noted above the new concrete curbing is to match the existing CG-1 style, grading is minimal for this project, the term curb box refers to the water service valve and cast-iron riser identified in the parking area near the unmarked private street. The storm water inlet grate is to be blocked by the installation of a concrete slab over with topsoil and grass sod covering the new concrete.
6. Ms. Pyles also called into question the need for the new concrete flume shown on our site plan drawing in the further most southeast corner of the business park's parking lot. Our response, after subsequent investigation, has eliminated this concrete flume addition.
7. Mr. Michael Park, City Traffic Engineer, stated that buildings over 1100 ft.² will require a traffic impact study as part of the application. Our response is to reduce the square footage of the proposed outbuilding to eliminate this requirement.

Respectfully submitted,



Jim Gamble RA President
The Gamble Company Inc.



Encl. Drawings