

June 28, 2021

Attn: Scott Ready  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PL2021200 New Longview – Building 31  
Commercial Final Development Plan  
Response to Comments**

Dear Scott:

This letter is in response to staff comments dated June 19, 2021 for the above-referenced project:

**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans- All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

**Response: Acknowledge**

**Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

**Review Status:**

**Required Corrections:**

Fire Review

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.

\*Additional fire protection and egress may be required depending on occupancy type. Verified at building permit plan review.

**Response: Acknowledged.**

## Planning Review

1. Parking space measurement. It appears you are measuring to the back of the curb, we ask that you measure to the face of the curb instead. Please re-measure.

**Response: Please see revised site plan. We have included dimensions to both the back of the curb and face of the curb.**

2. Utility easements. Please show widths of U/E's.

**Response: Please note that we are not aware of any utility easements within the limits of the property.**

3. Setback lines. Please submit the manufacturer proposed exterior lighting including both parking lot pole mounted and wall fixtures.

**Response: Per the PMIX Zoning District standards, the setbacks are established per the approved plan. We have added this information to the Site Data at the right-hand side of the latest revised Sheet C1.0.**

5. Landscaping. All deciduous trees shall be a minimum of 3" caliber. Evergreen trees shall be a minimum of 8'.

**Response: Acknowledged and revised.**

6. Shrub count. You say there are 37 BGV plants, I count 35. For CAK, you say 17, I counted 16.

**Response: We have re-counted and revised accordingly.**

## Engineering Review

1. General:

- Please include a cover sheet

**Response: Included.**

- Please show and label all utility easements throughout the plan set.

**Response: Please note that we are not aware of any utility easements within the limits of the property.**

- Please submit an Engineer's Estimate of Probable Construction Costs.

**Response: Included for your review and approval.**

2. Sheet C1.0: Please differentiate the different types and locations of pavements to match the pavement sections provided in the details.

**Response: Please note that we have clarified that only one pavement section is proposed for the project.**

3. Sheet C2.0:

- The proposed contours are shown beyond the expected limits of construction. Please review.

**Response: We have revised the proposed grading to tie-in at the project property lines.**

- Please include existing elevations where the proposed sidewalk will connect to the existing sidewalk at the NE corner of the site.

**Response: We have included additional existing spot elevations at the referenced locations.**

- Please include specific designs for the proposed ADA –accessible ramps that meet the City's slope requirements of 1.5% maximum cross-slope and 7.5% maximum longitudinal slope.

**Response: Please note that we have included enlarged scale plans at the proposed sidewalk ramps on Sheet C2.0 for your review and approval.**

Traffic Review

None

Building Codes Review

None

Should you have additional comments or questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read "Jeffrey T. Skidmore".

Jeffrey T. Skidmore, PE  
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/mdr  
Attachments