

#### July 1, 2021

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

Re: Commercial Final Development Plan Applicant's Letter Chase Bank – 890 NE Langsford Rd 890 NE Langsford Rd

# **Response Letter**

#### **Electronic Plans for Resubmittal:**

No.	Agency Comment	Response to Comment	Sheet No.
1	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	Acknowledged	-
2	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.	Acknowledged	-

# **Planning Review:**

No.	Agency Comment	Response to Comment	Sheet No.
1	Sidewalk. Please label the width of the sidewalk	Sidewalk widths are labeled.	C7
2	Trash enclosure pavement. 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. It appears the length you are proposing is short of the 30' requirement.	Trash enclosure pad has been updated.	C7

# Engineering Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	Please revise the title to mention "Final" instead of "Preliminary", since this is a commercial FDP set of plans	Updated.	C1
2	Please revise the Stormwater governing agency to "Stormwater (Lee's Summit Public Works Department)" with "220 SE GREEN STREET, LEE'S SUMMIT MO 64063, (816) 969-1800" as the address + contact information.	Updated.	C1
3	Dena Mezger is an out of date contact for Public Works. Please delete the contact name. Names aren't needed for the City's contact info	Updated.	C1
4	Please revise title block information, throughout the set of plans, to match the sheet index (i.e. sheets C15, C16, C17 and C19). It looks like sheet C13 is duplicated and C15 is also missing.	Updated.	-
5	Please include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".	Updated.	C1
6	Please revise "governing agency" to "City of Lee's Summit" where applicable, on sheet C2.	Updated.	C2

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Page 3 April 12, 2021

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	Make sure to also match the grading and revise drainage elevations along swale. Staff recommends a 2% minimum drainage slope	conditions. The swale is in excess of 0.5% in all locations.	
16	The sanitary sewer connection needs to require a cut-in wye, not just a wye	Updated.	C10
17	Please include the building sewer stub & riser [SAN-1] standard detail and show a trenching & backfillconstruction detail.	Updated.	C13
18	Subgrade, shown in asphalt pavement detail, has to be "chemically stabilized" instead of just compacted. Makesure to also label or indicate what type of stabilization chemical will be used during the process. We require 6" granular base course with geogrid OR 6" granular base course with chemically stabilized subgrade.	Updated to comply with KC Metro APWA.	C11
19	Please show base extending 1' beyond back of curb.	Updated.	C11
20	Please label or indicate, on the pavement detail, the type(s) of asphalt mix to be used in the construction ofsurface and base courses.	Updated.	C11
21	While ornamental tree varieties are allowed within public easements and anywhere else on- site, please maintain a 5 -7 feet minimum horizontal separation between the edge of overstory tree and the edge of any utility line in order to prevent tree roots from growing into the utility pipe.	Trees have been adjusted where possible.	LP-1
22	Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.	To be provided.	-
23	Please provide a storm water memorandum, discussing the decrease in impervious pavement area and the exception that waives the storm water report requirement, in accordance with Section 5600 of the City's Design andConstruction Manual.	Provided during Planning. See attached.	-

### **Traffic Review:**

No.	Agency Comment	Response to Comment	Sheet No.
1	The Langsford Road median design shall be four	Median has been revised to 3' wide per	C21-C22
	(4) feet wide and six (6) inches tall with a	coordination with City Staff.	
	mountable nose; consistent with the designed		
	and constrcted median along Langsford Road		
	east of M291. Engineering drawing/plans		
	for the built median in reference east of M291		
	are available upon request.		
2	The Langsford Road median shall be extended	Median has been revised per coordination	C21-C22
	approximately 30 to 40 feet west to discourage	with City Staff.	
	any left-turnmovements and u-turn		
	circumvention, but not so far as to impede		
	exiting traffic at the adjacent driveway (e.g. to a		
	point near perpendicular with the east edge of		
	the adjacent driveway or its exit trajectory).		
3	Langsford Road median signing shall consist of	Updated.	C21-C22
	a Keep Right Symbolic Sign with an Object		
	Marker mounted below it accourding to		
	MUTCD and City standards/specifications for each end of the median just beyond the		
	mountable nose. The divided highway signs		
	should not be used. A No U-Turn symbolic sign		
	shall also be mounted on the back of the Keep		
	Right sign for westbound traffic at the West		
	sign location. The One-Way sign proposed is		
	okay to remain in theplans. See City Standard		
	Details and Specifications for installation and		
	material requirements.		
4	Pavement Marking approaching and alongside	Updated.	C21-C22
	the Langsford Road median shall conform to		
	City Standards/Specifications (See City		
	Standard Details). Markings shall be high build		
	paint material.		

## **Building Codes Review:**

No.	Agency Comment	Response to Comment	Sheet No.

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Page 6 April 12, 2021

1	Clarify conflicts at water service meters.	Updated per comment. The backflow	C10
	According to water department there is only	devise will be insidet he building.	
	one meter serving this site. The second well on		
	site is a backflow device which would need to		
	be brought up to current standards (including		
	new vault) if it were to remain. Staff		
	recommends eliminating pit mounted backflow		
	device and provide new inside		
	building		

Finally, I thank the City for consideration of this project by Staff and at the upcoming City meetings.

Sincerely,

Chad D. Fairbanks, P.E., LEED AP Project Manager 314.270.5203 | <u>cfairbanks@core-states.com</u>