



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3	Dena Mezger is an out of date contact for Public Works.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



7	General utility notes 22 & 23 are incorrect. The design engineer reviews/approves shop drawings. Approved shop drawings are then provided to the City's inspector. Please revise.	Updated.	C2
8	Please revise the sequence of construction to match the proposed scope of work. Since no SWPPP is required to be provided for this project, please also revise the maintenance and general erosion notes accordingly.	Updated.	C3-C4
9	A couple of ESC symbols, shown on plan view, appear to be missing from the legend. Please include/list them all. Also, inlet protection can be removed since non applicable.	Updated.	C3-C4
10	Please include standard details for all applicable ESC BMPs. Construction standard details are accessible through the Design & Construction manual tab located on the City's website. Make sure to also remove the "silt fence without wire support" detail since it does not match with our silt fence requirements	Updated.	C5
11	Several page references, throughout the set of plans, appear to be inaccurate/misleading. Please revise.	Updated.	-
12	Monument sign has to be at least 10' away from water main. Please revise the proposed location accordingly	Monument sign has been relocated to the north away from the water main.	C7
13	Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the private ADA route(s) be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. It is relevant to note that during the inspection process, private ADA route(s) that exceeds the maximum allowable slopes will be rejected. There is no allowance given during construction. Staff therefore recommends revising all applicable drawings and construction details to design slope values.	Acknowledged.	
14	ADA ramps are required at commercial entrances that pass through a sidewalk. Please include a drawing showing that the proposed sidewalk ramps across commercial entrance are ADA compliant	All ramps are compliant. Due to site grading conditions, ramp grades were not needed at either driveway "ramp".	
15	In order to clearly show proposed contour line elevations on the site grading plan, please assign a different page for the spot elevations.	We have split the grading plans. The slope of the swale has been increased, but it will not be possible to achieve 2% due to site	C8 & C8A



	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 & backfill construction detail.	Updated.	C13
18	Subgrade, shown in asphalt pavement detail, has to be “chemically stabilized” instead of just compacted. Make sure 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 of surface 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 and Construction 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 (4) feet wide and six (6) inches tall with a mountable nose; consistent with the designed and constructed median along Langsford Road east of M291. Engineering drawing/plans for the built median in reference east of M291 are available upon request.	Median has been revised to 3' wide per coordination with City Staff.	C21-C22
2	The Langsford Road median shall be extended approximately 30 to 40 feet west to discourage any left-turn movements 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).	Median has been revised per coordination with City Staff.	C21-C22
3	Langsford Road median signing shall consist of a Keep Right Symbolic Sign with an Object Marker mounted below it according 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 the plans. See City Standard Details and Specifications for installation and material requirements.	Updated.	C21-C22
4	Pavement Marking approaching and alongside the Langsford Road median shall conform to City Standards/Specifications (See City Standard Details). Markings shall be high build paint material.	Updated.	C21-C22

**Building Codes Review:**

No.	Agency Comment	Response to Comment	Sheet No.
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1	Clarify conflicts at water service meters. According to water department there is only 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	Updated per comment. The backflow device will be inside the building.	C10
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Finally, I thank the City for consideration of this project by Staff and at the upcoming City meetings.

Sincerely,

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