



July 21, 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, a contractor has not yet been awarded the project.	-



Planning Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	Sidewalk. Please label the width of the sidewalk	Sidewalk widths are labeled. This was addressed last round of comments.	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. This was addressed last round of comments.	C7
3	ATM Lighting. The foot candle lighting around the ATM is higher than what the UDO allows. The max is 16.0. You are showing 16.9 and 17.9 FC. Please revise. UDO lighting requirements can be found under article 8.200.	This was addressed last round of comments. Current FC at ATM is 16.0.	C14

Engineering Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	Revise the City's Engineering Inspection phone number to (816) 969-1200.	Updated.	C1
2	Bottom elevation at discharging point along proposed swale must be below elevation 998.24 feet. Revise, as necessary	Plan elevations clarified. Discharging at 998.00.	C8A
3	Clearly label/show the path of the existing 8" water main running east and west, where already shown throughout the plans. (e.g. utility and landscape sheet)	Updated.	C10
4	Add information for or label the (dimensions of) bends intended to be used along the water service line.	Updated.	C10
5	The sanitary structure table is missing one cleanout location (an additional structure name) and a second bend shown in plan view along the sanitary lateral. Revise, as necessary. Also, cut-in wye needs to be included in keyed note G, as well.	Updated. The additional cleanout was not necessary and was eliminated. All cleanouts and connections are shown in the table. Keyed note G updated.	C10



6	Within the asphalt paving detail added on sheet C11, revise "compacted" to "stabilized" subgrade, both in the table and in the cross-sectional view.	Updated.	C11
7	Base of proposed concrete slab must extend 1' beyond back of curb, as well. Add note on the concrete slab detail shown on sheet C11.	Updated.	C11
8	The City requires a 12"-thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe. Revise the trenching and backfill construction detail accordingly.	Updated.	C13
9	Except the construction of swale (grading work) and flume (pavement work), It does not appear that there are any storm (sewer) infrastructure intended to be built. Clarify as necessary or revise phase 2, activity 2 of the sequence of construction accordingly.	Updated, there are no storm sewers on or near the site.	C4
10	Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.	Pending	n/a

Fire Review:

No.	Agency Comment	Response to Comment	Sheet No.
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.	Acknowledged	n/a

Finally, I thank the City for consideration of this project by Staff.

Sincerely,

Chad D. Fairbanks, P.E., LEED AP
Project Manager
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