



September 16, 2021

Scott Ready
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64034

**RE: CHIPOTLE
PL2021319 - COMMERCIAL FINAL DEVELOPMENT PLAN
1103 SW OLDHAM PKWY.
RESPONSE TO COMMENTS DATED SEPTEMBER 10, 2021**

Dear Scott:

Please see the below responses to staff comments regarding the above-referenced project:

Electronic Plans for Resubmittal, Excise Tax, Planning Commission and City Council Presentations – **Acknowledged.**

Review Status: Required Corrections:

Fire Review – No comments.

Planning Review

1. McClendon Drive. Please add the SW prefix.

Response: SW prefix has been added throughout the plan set.

2. Proposed Pavement. The proposed asphalt and concrete pavement are not meeting the UDO requirements please revise and refer to the UDO Sec 8.620, Table 8-5 Parking Lot Pavement.

Response: Pavement Sections have been revised to meet the City's current UDO.

3. Monument sign. Please remove the monument sign out of the U/E easement and re-locate it so it is setback a minimum 15' away from any public water line and sanitary sewer line.

Response: Please note we have re-located the monument sign to the greenspace adjacent to the building.

4. Fence. Please provide a detail of the 6' wooden fence to be constructed along the driveway connection to SW McClendon Dr.

Response: We have included a Fence Detail on the latest revised Landscape Plan.

Engineering Review

1. Revise the redundancy in grading/earthwork not 5.

Response: Not revised accordingly.

2. Revise the SWPPP language, since no SWPPP report is needed for this project, in earthwork note 19.

Response: Note #19 has been removed.

3. Combine general notes 15 and 16 into a single general 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".

Response: Notes #15 & #16 have been combined and revised accordingly.

4. Monument sign has to be at least 10' away from both existing water mains. Proposed location for monument sign needs to be revised accordingly.

Response: Please note we have re-located the monument sign to the greenspace adjacent to the building.

5. On the site plan sheet, staff recommends using a different hatching for existing concrete sidewalk (to remain?).

Response: Please note that we have removed the "concrete sidewalk to remain" from the site legend. No existing sidewalks are planned to be retained with the re-construction of the property.

6. Remove the types of curb (and gutter) that are not applicable to this project, from the legend shown on the site plan sheet.

Response: Site Legend has been updated to remove curb types, not planned for this project.

7. BMP plan ref No. 4 and 7 are not shown anywhere on the ESC plan view. Label on plan view or revise the general note associated for each.

Response: Please note we have updated the Staging Chart to reflect that #4 & #7 are "Not Used" on this project.

8. Please acknowledge that this project site does not have any storm drainage inlet structure or ESC sediment basin proposed. Revise the language shown in the ESC staging chart and in the site-specific notes to match the scope of work.

Response: Acknowledged – We have updated the language/notes in the Staging Chart to confirm that these are not reflected within this proposed plan.

9. Label the necessary bends along the proposed 4" sanitary sewer lateral shown on the utility plan sheet.

Response: We have updated the Site Utility Plan to reflect the 45-degree fittings and the fitting at the tie-in to the existing sanitary service

10. Revise the asphalt pavement configurations, shown on sheet C5.0, to meet the City's parking lot pavement requirements, found in Section 8.620 of the Unified Development Ordinance.

Response: Pavement Sections have been revised to meet the City's current UDO.

11. The City requires a 12" thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe and a 6" thick minimum layer of granular bedding (aggregate fill) under the utility pipe. Revise the trenching and backfill construction details accordingly.

Response: We have updated the utility and pipe details to reflect this requirement on Sheet C5.0

12. Sheet C5.1 contains missing standard detail information. Make sure to include.

Response: See updated sheet C5.1

13. Include the City's GEN-2 sidewalk construction and GEN-4 Curb & Gutter standard details.

Response: Included in the updated Sheet C5.1

14. Remove item 8 from the EOOPCC sheet, since the City does not inspect that. Make sure to also revise the unit for asphalt pavement to SY.

Response: See updated cost estimate with striping and pavement marking removed and asphalt unit has been revised to Square Yards.

Traffic Review

1. The two right of way deeds (667242 & 598455) will need to be vacated, maintaining the necessary easements (utility, access, etc.).

Response: Acknowledged – We are currently working with the property owners in preparing the application to vacate.

Building Codes Review

1. Awaiting information from Water Department. If there is an existing 1-1/5" water meter, you will be required to connect to 2" copper line that extends 10' into lot before transitioning to smaller pipe.

Response: Acknowledged – Please note we have revised the Site Utility Plan to reflect this requirement.

2. Awaiting information from Water Department. Location and condition of sanitary waste piping in process of verification. Connection as shown may be required to change.

Response: Acknowledged.

If you have further comments/questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA



Jeffrey T. Skidmore, PE
Principal / Sr. Project Engineer
Direct Dial 913-322-7145
JS@schlagelassociates.com

/mdr

Attachments