



September 30, 2021

Mr. Mike Weisenborn, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Oakview Lot 3 FDP (City Application # PL2021335)
1430 NE Douglas Street
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to Hector Soto's comments dated September 15, 2021. Below are your comments, followed by our response (in red).

Fire Review

Jim Eden Assistant Chief (816) 969-1303 Jim.Eden@cityofls.net

1. Approved with Conditions

Please let us know if something needs to be addressed.

Planning Review

Hector Soto Jr. Planning Division Manager (816) 969-1238 Hector.Soto@cityofls.net

1. PROPERTY LINE INFORMATION.

- None of the bearings labeled on Sheet 3 match the recorded plat. Where the measured bearings differ from the plat, list both and identify them as (M) and (R) accordingly.
- The property line dimension for the east-west segment coming off the northeast lot corner doesn't match the plat. List and identify the measured and recorded dimension.

Recorded and Measured bearings and distances are shown on Sheet 3

2. ACCESS EASEMENTS. Identify the Private Access Easement covering Private Drive A and Private Drive B allowing ingress and egress to the subject property.

Shown on Sheet 3

3. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be installed at the southeast corner of the parking lot where a future parking lot connection will be made to the abutting property to the south at the time of its development.

Concrete curb (similar to City curb Type DC) has been added to Sheet 4 and Sheet 12.

4. BUILDING ELEVATIONS.

- The building shall incorporate four-sided architecture. Extend the masonry base to all four sides of the building.
- Projections and/or off-sets shall be provided on all four sides of the building to break up the large wall planes.
- Incorporate vertical and horizontal architectural features to provide more visual interest and greater textural and material contrast.

Architect has added a projection with taller wall on the north side so that all sides have projections and/or offsets. He has added masonry wainscot on all four sides on the projections. This exceeds the materials that were approved for the adjacent Lot #4 building to the immediate north of this building.

Engineering Review

Loic Nguingiri, E.I. Loic.Nguingiri@cityofls.net

1. Dena Mezger is an out of date contact for Public Works. Names aren't normally needed for the City's contact info, but feel free to include an up-to-date one.

updated.

2. Staff recommends increasing the font size of the street names shown within the vicinity map.

thanks.

3. Remove SWPPP from general project note 1 since non-applicable for this project.

We plan to obtain a DNR LD permit; therefore, the SWPPP note is applicable, no changes made.

4. On the site plan sheet, show and label temporary curb across the connection to the adjacent lot. Include a detail for the temporary curb, as well.

Concrete curb (similar to City curb Type DC) has been added to Sheet 4 and Sheet 12.

5. The 90-degree turn in the sidewalk located just south of private drive A must meet slope requirements of a turningspace. Label and also include design information (cross and running slopes) with the other sidewalk ramp designs.

Dimensions and slopes are called out on Sheet 8.

6. Make sure to obtain the appropriate permission or temporary construction easement to perform grading and construction work outside of the property limits, as necessary.

Agree. Developer owns both Lot 3 and Lot 2.

7. Extend both northern and southern sit fence barriers up to the edge(s) of existing embankment located to the east, by the eastern property line.

The proposed grading drains into the site not to Douglas, no changes made.

8. In the legend shown on the utility plan sheet, add a symbol for the sanitary lateral bends/fittings. Make sure to also label them on plan view.

Bends/fittings have been labelled.

9. Revise the inaccurate location of leader B1 in the utility plan view. Make sure to also revise the B1 pipe material to Soft type K copper in the legend.

Updated on Sheet 2 (water notes) and Sheet 7.

10. Location of reducers (from 1 in to 3/4 in), past the water meters, must be shown as well on plan view for the 4 domestic service lines. Make sure to also add a symbol for it in the utility plan legend.

Reducers are labelled on the Utility Plan.

11. Add/label the leaders for existing vs proposed grade lines within the profile view of storm line 2 shown on sheet 11.

Labels are been added.

12. Revise the thickness of aggregate base mentioned in CG-1 note 4 to 4" thick.

Detail is revised.

13. The City requires a 6"-thick minimum layer of granular bedding (aggregate fill) under utility pipe. Revise the trenching and backfill construction detail(s) accordingly.

Details are revised.

14. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscaping plan meets this requirement.

Landscape has been revised.

15. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

EOPCC was submitted with the original submittal.

Traffic Review

Michael Park City Traffic Engineer (816) 969-1820 Michael.Park@cityofls.net

No Comments

Building Codes Review

Joe Frogge Plans Examiner Corrections (816) 969-1241 Joe.Frogge@cityofls.net

No Comments

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,



Ronald L. Cowger, P.E.
Vice President

Encl.