

FREELAND and KAUFFMAN, I NC.

ENGINEERS - LANDSCAPE ARCHITECTS

December 17, 2021

City of Lee's Summit
Development Services Department
220 SE Green
Lee's Summit, MO 64063
Phone: (816) 969-1200

Subject: Caliber Collision - Commercial Special Use Permit
710 SE Blue Parkway, Lee's Summit, MO 64063

Application No: PL2021280

This letter is being sent to confirm the receipt of the City's review comments during the Analysis of the Commercial Special User Permit (SUP) for Caliber Collision at the subject address. Below are the comments received followed by the response of how they were addressed:

Fire Review

Contact: Jim Eden (816) 969-1820 or Michael.Park@cityofls.net

No Comments

Planning Review

Contact: Victoria Nelson (816) 969-1605 or Victoria.Nelson@cityofls.net

1. Front building setback. On page 8, you show the correct 15' setback in the table, but on the drawing you show it as 20'. There are multiple pages that show 20' for front yard setback.

RESPONSE: The plans have been revised to show a 15' building setback along the front and a 20' parking/landscape setback. The zoning and setback table have been updated as well.

2. Dumpster enclosure. It appears the gate material you are proposing does not meet the UDO requirements. Please refer to Sec 8.180, Architectural Characteristics, letter G.

RESPONSE: The gate has been revised to a steel frame with wood fencing color matched to the building.

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3. The minimum required drive width is 24' of pavement, or rather 28' from back-of-curb to back-of-curb. The drive stubbing to the east and the drive entering the parking lot on the east side of the building are drawn only having 22' of pavement width, or rather 25' from face-of-curb to face-of-curb. Revise to have 24' pavement width in accordance with UDO Section 8.620.

RESPONSE: The driveway to the east was widened to meet UDO section 8.620. We could not widen the drive to the north leading into the vehicle storage lot parking, so we revised the type of pavement between the curbing to be heavy duty concrete.

4. Land Use Schedule. The schedule provided on Sheet 8 has line items for "Number of Dwellings" and "Dwelling Units per Acres". Remove both line items. There are no dwellings on the property.

RESPONSE: These items have been removed.

5. Temporary Asphalt Curb. Provide a temporary asphalt curb across the drive boundary where said drive will be extended to the west whenever that property is developed.

RESPONSE: A temporary asphalt curb has been added on the western drive and a detail added to sheet 11.

6. Exterior Lighting. Please show all exterior lighting specifications (wall and pole lighting), including pole heights with the base. Refer to the UDO Subdivision 5-Lighting Standards.

RESPONSE: A lighting pole detail was added to sheet ES1.00. A detailed building lighting plan was added as sheet E1.00. The pole heights are shown at the individual pole locations on sheet SP1.0.

Engineering Review

Contact: Loic Nguingiri Loic.Nguingiri@cityofls.net

1. Mention "Final Development Plan" or "Final site Development Plan" within the headline of the cover sheet.

RESPONSE: The headline on the cover sheet has been updated.

2. Revise general note 5 to state that "all construction shall follow City of Lee's Summit's Design and Construction manual". General note 9 should refer to the "City of Lee's Summit's Design and Construction manual" as well.

RESPONSE: General notes 5 and 9 have been updated.

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3. Include a 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: This note has been added as note #17.

4. Please make sure to obtain the appropriate permission or temporary construction easement in order to perform grading or land disturbance work outside of the property limits.

RESPONSE: Caliber is working with the adjacent property owner to create an REA for work on the adjacent property.

5. Revise the overlapping and/or unreadable information shown on the ESC phase I plan sheet, and throughout the set of plans.

RESPONSE: We have gone back through the plan set and updated the text and overlaps as much as possible, in most cases, it was just a draw-order issue.

6. Provide silt fence along the western property line, as well.

RESPONSE: Silt fence has been added along the western property line.

7. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.

RESPONSE: J-hook notes have been added along with physically depicting J-hooks along the silt fencing.

8. Relocate the monument sign 5 feet minimum away from the edge of U/E.

RESPONSE: The monument sign has been relocated 5' to the north.

9. The site plan sheet appears to show a CG-2 curb and gutter on the western edge of the commercial entrance and a CG-1 curb and gutter on the eastern edge. Please clarify whether this is the intent. Or revise to show a single type of curb and gutter along both edges.

RESPONSE: Correct, that was the intent. The adjacent property owner would like to use the CG-2 roll back curb on their property (this will make their curb tie in easier on the west side) and Caliber does not like to use that type of curbing, so we call out the CG-1 curbing on the Caliber, or east, side.

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10. Show/label a temporary curb across the connection to the western adjacent lot, on sheet 8. Include a detail for the temporary curb, as well.

RESPONSE: A temporary asphalt curb has been added along the property to the west along with a detail on sheet 11.

11. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical.

RESPONSE: Correct, we typically design to stricter tolerances (our actual ADA parking slope is +/-1.5%) however, on the details we note that those slopes are the maximum allowed.

12. On sheet 10, the "Geogrid or chemically stabilized subgrade" language should be shown within the 12" subgrade layer, for asphalt pavement construction only.

RESPONSE: The detail has been updated.

13. Include the GEN-2 construction standard detail.

RESPONSE: This detail has been added to sheet 11.

14. 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 below. Revise the trenching and backfill construction detail(s) accordingly.

RESPONSE: The trenching details have been revised.

15. For a 1" water meter, a 1" pipe shall be installed from the connection point up to past the water meter, then an inverted reducer can be placed if needed further along the domestic water service line. The City Project manager will reach out to the design engineer in order to share our take on the most efficient configuration of the water utility network for this development.

RESPONSE: The water pipe size and meter configuration have been updated. A 1" line is shown for domestic to a 1" meter with a 1" irrigation line tapping off of the domestic line to a separate 1" meter for irrigation. An inverted reducer has been called out past the 10' soft copper service line requirement to provide the 1.5" service line to the building.

16. Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well, between the water meter and the private customer.

RESPONSE: Key note "I" has been updated to reflect this requirement.

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17. The proposed 6" fire line must connect to the 8" water main via an 8" x 6" tee. While, the proposed 1" domestic water service line must connect to the 8" water main via a 1" tap.

RESPONSE: Key note "HH" has been updated to call out an 8" x 6" cut in tee and "II" to call out a 6" x 1" tap with corporation stop.

18. The proposed 6" sanitary sewer lateral must connect to the 8" sanitary main via an 8"x 6" cut-in wye.

RESPONSE: Key note "UU" has been updated to call out an 8" x 6" cut in wye.

19. In regard to the stormwater report, there is a typo in the 10-year event allowable peak flowrate in the bottom table on Page 6.

RESPONSE: The typo has been corrected.

20. In regard to the stormwater report, there are 2 typos in the upper text box and the text is cut off in the lower text box on the Inlet Report in Appendix C.

RESPONSE: The typos have been corrected and the text box expanded to show all text.

21. Please provide a SWPPP report and Missouri DNR permit.

RESPONSE: The SWPPP has been attached. We have applied for a MODNR permit, permit number MORA19506, we will provide a receipt once the owner has paid the fees and the permit is complete.

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

RESPONSE: An EOOPCC has been provided separately.

Traffic Review

Contact: Brad Cooley Brad.Cooley@cityofls.net

1. Please provide confirmation of acceptance from MoDOT for the proposed access to Blue Parkway.

RESPONSE: Plans have been submitted to Nathan Juliana with MODOT for review. We will provide an approval when received.

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Building Codes Review

Contact: Joe Frogge (816) 969-1241 or Joe.Frogge@cityofls.net

1. Backflow preventers are designed to be RPZ type above grade with heated covers.
Action required: Comment is for informational purposes. While code compliant this method of protection is not recommended in this climate.

- Recommend that irrigation BFP is changed to double check style below grade.
- Recommend BFP for building service is relocated to inside the building.

RESPONSE: Key note "UU" has been updated to call out an 8" x 6" cut in wye.

2. 1.5" tap/corp not available.

Action required: Specify either 1" or 2" tap at water main.

RESPONSE: The tap has been updated to a 1" at the water main.

3. Site lighting design not found in submittal.

Action required: Provide complete site lighting design that includes all circuitry and light pole base detail.

RESPONSE: A photometric plan has been provided as sheet SP1.0. Electrical plans for the building and overall lighting design have been provided as sheets ES1.0 and E1.0. A light pole base detail is on sheet ES1.0.

4. 2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Modify general note #18 on Sheet 20. Minimum burial depth for water piping is 3'-6".

RESPONSE: Note 18 has been updated and the above referenced note has been added as note no. 24 on Sheet 20.

Please process the enclosed plans for review. Should you have any questions, or should you require additional information, please contact me directly at 864.672.3447 or by email at jbrown@fk-inc.com Thank you.

Jesse J Brown