

FREELAND and KAUFFMAN, I NC.

ENGINEERS - LANDSCAPE ARCHITECTS

January 14, 2022

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:

Planning Review

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

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. Please see UDO requirements it does not allow for wood gates. The UDO only allows for steel.

RESPONSE: The gate has been revised to a steel frame with flush metal siding panels painted to match the main building .

Engineering Review

Contact: Loic Nguinquiri Loic.Nguinquiri@cityofls.net

1. UDO Section 8.620.F2.a requires CG-1 curb. Type CG-2 is not allowed in the location shown. Please revise.

RESPONSE: The curbing on the west side of the entrance drive has been revised to CG-1.

2. Please revise the Storm Sewer Trench and Bedding detail to show a minimum 12" layer of granular fill above and a minimum 6" layer below pipe.

RESPONSE: The storm sewer trench bedding has been updated.

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3. Only 3" and larger water meters are required to be in a vault. The 1" meters will utilize the valve box as shown in Standard Detail WAT-9.

RESPONSE: Key Note "CC" has been revised. The word vault has been removed and replaced with "water meter box per Lee's Summit Water Utility Standards."

4. A backflow preventer and vault are not required for the water domestic service line. The irrigation meter requires a backflow preventer, but it isn't required to be in a large concrete vault.

RESPONSE: The domestic service vault has been removed and the backflow prevention moved to inside of the building. Joe frogge recommended a double check style BFP located in an underground box. We updated Key Note "R" to reflect this change.

5. Please include in plan set how the backflow vault sump will be drained.

RESPONSE: Based on the city standard detail WAT-12, the adjacent ditch didn't have enough depth/elevation to gravity drain the vault's sump location, so a 1" power line conduit has been run to the vault for a sump pump (utility sheet) and a 1.5" PVC drain added with inverts on the grading plan. Key Note "X" has been updated to refence the sump pump.

Traffic Review

Contact: Brad Cooley Brad.Cooley@cityofls.net

1. Approved pending MoDOT's review/approval. Per discussion w/ MoDOT, Driveway access is approved. The will not issue an official permit until the final Contractor selection has been made.

Fire Review

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

No Comments

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