March 23rd, 2022

Development Services
City of Lee's Summit, Missouri

Application Number: PL2022044
Development Name: Town Centre – Lot 1

Ms. Pyles,

The following changes have been made to the submitted Final Development Plan documents at the request of City Staff:

Planning Review

1. ROW WIDTH. Label the ROW widths for both NE Town Centre Dr and Town Centre Blvd.

   ROW added to Sheets C1.2 & C1.3.

2. SIDEWALKS. Label the width of the existing sidewalk along NE Town Centre Dr.

   Existing sidewalk widths have been added the to Site Plan on Sheet C1.2.

3. LIGHTING. Provide manufacturer specifications for all proposed wall pack fixture and parking lot pole fixtures for review. Fixtures shall comply with the requirements of UDO Section 8.220, 8.250 and 8.260.

   Please see attached the fixture cut sheet currently specified.

4. STREET NAME. The architectural FDP plan set mistakenly identifies NE Town Centre Blvd (the north-south street to the west) as Independence Ave. Correct.

   Please see attached the updated architectural site plans.

Engineering Review

1. Submit an Engineer's Estimate of Probable Construction Costs, SWPPP, and MDNR Permit.

   Included with resubmittal.

2. *Please note: An As-Graded and As-Built drawing shall be submitted to and reviewed by the City for the detention basin. This shall be required prior to issuance of a Certificate of Substantial Completion. All precautions should be taken to ensure detention pond and outlet structure are constructed according to the approved plans; volumes and elevations are critical for As-Built approval.*

Acknowledged.

3. Sheet C1.0: Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.

   Please see revised note on Sheet C1.0.

4. Sheet C1.2:
   - Clearly identify the existing retaining wall along the street frontage.

     Please see retaining wall labels on Sheets C1.2 & C2.1.

   - The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

     Please see the revised pavement details on Sheet C1.2.

5. Sheet C1.4:
   - Remove or reword Utility Notes 2 & 5. Coordination of the public water and sanitary lines with the city will be through separate projects and plan sets.

     Please see revised notes on Sheet C1.4.

   - The vault standard detail specifies a concrete bottom, not gravel. Please revise or clarify..

     Please see revised nots on Sheet C1.4.

   - All pipes greater than 6" diameter require profiles. Please add the fire line profile, with size, material, length, bends, valves, etc.

     Please see Sheet C3.8 for private water line plan & profile

6. Sheet C2.1:
   - *Please review proposed contours. Many near the south edge of the site are shown making 90 degree or greater bends, which aren't practical.*

     Contours located near the existing and proposed retaing walls in the SW corner of the site have been smoothed out and revised.

   - *At the north end of the detention basin, there is an end section or riprap, or similar. Please clarify what it is and if it is temporary or permanent.*

     Please see note on C2.1. The rip rap for the proposed drainage swale will be removed during the construction of Phase II of the Mega Storage Development

7. Sheet C2.2:

- *Please revise the silt fence along the north edge of the site. As shown, it won't provide sediment control.*

Silt fence has been revised. Please see Sheet C2.2.

- *The note and staging chart clearly indicate that there is to be a sediment basin constructed during this phase. Please include that information on the Plan view.*

Proposed sediment basin has been added to Sheet C2.2.

8. Sheet C2.3: Please revise the silt fence along the north edge of the site. As shown, it won't provide sediment control.

Silt fence has been revised. Please see Sheet C2.3.

9. Sheet C2.4: The maximum allowable design cross-slope for sidewalks is 1.5% Please revise the ADA Ramp details accordingly.

Please see revised ADA Spot Elevation Plan.

10. Sheet C3.4:

- *The Finish Floor Elevation text is covering part of the Str. 1-5 label in Plan view. Please revise for clarity.*

Label has been corrected.

- *Str. 1-2 thru 1-6 are labeled as existing in Profile view. Please revise.*

Labels have been corrected.

- *Str. 1-4 and 1-5 do not meet the required 0.5' drop across the inlet. Please revise.*

Please see revised invert elevations on Sheet C3.4. Bends between pipes with a angle of deflection greater than 22.5 degrees have been revised with 0.5'of fall.

- *Remove the hatching from the storm sewer pipes in Profile view for clarity on this and all other storm sewer profiles.*

Hatching has been removed from all pipe profiles.

11. Sheet C3.6:

- *Bends are not allowed on storm sewers. Changes in direction must be made at a structure. Please revise Line 7 accordingly.*

Please revised Storm Line 7 on Sheet C3.6. 45 degree bend has been removed.

- *Please revise the size in the Str. 7-1 Plan view label. It includes a typo.*

Diameter of flared end section has been corrected.

12. Standard Details:

- *Please include standard details for rock ditch check, sediment basin with design chart completed, nyloplast inlet, and driveway detail.*

Details have been added. Please see Sheets C4.3 – C4.7.

- *Remove all details not used on this project.*

Details not applicable to this project have been removed.

13. Sheet C4.5:

- *Weir opening width does not match between Plan and Section views. Please reconcile.*

Please see revised outlet structure detail on Sheet C4.5.

- *Weir elevation does not match between Plan and Section views. Please reconcile.*

Please see revised outlet structure detail on Sheet C4.5.

- *Section views show the 15" and 24" pipes as outlet pipes. Is this the intent?*

Please see revised outlet structure detail on Sheet C4.5. The 15" pipe will be the inlet pipe from the perforated riser.

- *Please include the elevation of the bottom hole in the perforated riser and verify the basin will not hold water.*

Please see revised outlet structure detail on Sheet C4.5. The bottom hole on the perforated riser will be at the bottom of the pond at elevation 1000.00'.

Respectfully submitted,

Jon Prueter, E.I.T.,
Davidson Architecture and Engineering