

May 10th, 2022

Development Services  
City of Lee's Summit, Missouri

Application Number: PL2022043  
Development Name: D-Bat

Lee's Summit City Staff,

The following changes have been made to the submitted FDP & Permit site development documents at the request of City Staff:

### Planning Review

1. DIMENSION PLAN. Provide a dimension plan for the site in order for staff to verify that the minimum standards such as drive aisle widths, parking space dimensions, building setbacks, etc.

*Please see Architectural sheets.*

2. LAND USE SCHEDULE. Provide a table that includes the following information:
  - Site Area (SF)
  - Building Area (SF)
  - Floor Area Ration
  - # of Required and Proposed Parking Spaces
  - Impervious Coverage (SF and % of site)
  - Open Space

*Please see Architectural sheets.*

3. OIL AND GAS WELLS. Add a note regarding the presence of any active, inactive and/or capped oil and gas wells on the property. Cite the source of information used to make the determination. Missouri DNR has an online database that can be used cited for said information.

*Please see the revised general note added to sheet C1.0.*

4. STREETS. Label the ROW width for NE Town Centre Drive.

*Please label/dimension added to sheet C1.2.*

5. EASEMENT. Show and label the limits of the shared access easement that will be platted for the drive surrounding the site.

*Please see the shared access easement linework added all sheets and notes added to the Site Plan on Sheet C1.2.*



6. LIGHTING. Provide a manufacturer specification for all proposed pole light fixtures and wall packs for review.

*Please see Lighting sheets*

7. ADA ACCESSIBLE. Provide a detail if the ADA parking space signage to be used at the head of each accessible parking space. The required signs shall be mounted a minimum of 5' above finished grade, measured to the bottom of the sign.

*Please ADA signage detail added to sheet C4.2.*

8. EXTERIOR MATERIAL. Provide a spec sheet for the proposed textured metal panel to be used on the building.

*Please see Architectural sheets.*

## **Engineering Review**

1. Throughout the set of plans, add the sheet title in the title block as shown in the sheet index.

*Sheet title in title block has been revised to match title block shown in each sheet. This plan set will be submitted for both FDP and the Building Permit Set. Please see revised title block on C1.0 and title block on each sheet.*

2. Throughout the set of plans, revise the information shown in the title block as applicable. The project name and address shown do not refer to the D-Bat project location.

*Address has been changed in the title block of each sheet.*

3. Revise the 1<sup>st</sup> general note shown on sheet C1.0 to state that "All construction, including the work done in the right of way, shall follow the City of Lee's Summit Design & Construction Manual".

*Please see revised general note one on sheet C1.0.*

4. Revise the 4<sup>th</sup> general note shown on sheet C1.1 to state that "All construction shall follow the City of Lee's Summit Design & Construction Manual".

*Please see revised note on C1.1.*

5. Revise the 11<sup>th</sup> general note shown on sheet C1.0 and the 14<sup>th</sup> general note on sheet C1.1 to state "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816) 969-1200".

*Please see revised notes on C1.0 & C1.1.*



6. Add a note or revise the concrete pavement section to show aggregate base + subgrade extending 1' beyond back of curb.

*Please see revised concrete pavement section on sheet C1.2.*

7. Should perimeter stone be added by the sanitary lateral connection point as well in order to keep consistency around the building?

*Perimeter stone has been added to the location mentioned in the above comment.*

8. On sheet C1.2, show how far the proposed retaining wall with handrail is supposed to extend along the west side of the building.

*Label has been corrected on sheet C1.2.*

9. Provide/include a construction detail for the proposed retaining wall(s).

*The proposed retaining wall has a max height of 1.2'. No design submittal shall be necessary.*

10. Connection of proposed 6" fire line to existing 12" water main must be via a 12" x 6" cut-in tee, while connection of proposed 4" sanitary sewer lateral to public sanitary main must be via a 10"x4" cut-in wye. Information showing the size of the existing water main, under utility note 3, needs to be revised as well.

*Please see revised Utility Notes 2 & 7 for revised connection details.*

11. On the utility plan sheet, label the size of both the existing public water and sanitary mains.

*Please see labels added to sheet C1.3.*

12. On the utility plan sheet, identify/label the applicable bends located along both the proposed 6" fire line and 2" domestic service lines.

*Please see labels added to sheet C1.3.*

13. Show/indicate how the sump of the proposed fire backflow prevention device will be drained.

*Please see revised Utility Note 8 on sheet C1.3.*

14. Sidewalk construction must not exceed a 2% cross-slope and an 8.33% running slope. Therefore, it is recommended that the sidewalks be designed to include construction tolerances, which respectively refer to design slopes of 1.5% and 7.5%. Revise/include this information with the ADA note shown throughout the set of plans. Also, make sure that the sidewalk details shown on C2.4 meet this ADA sidewalk requirement.

*Acknowledged. Note added to ADA notes throughout the plan set. Current design shows 7.14% running slope on ramps and 1.33% cross slope.*



15. Since structure 2-2 is intended to be built as part of the Mega Storage building permit, shouldn't sheet C3.4 indicate a connection to it instead? Revise accordingly and make sure to show structure 2-2 as an existing structure in profile view.

*Acknowledged. Structure 2-2 is now labeled as an existing structure. Please see revised storm plan and profile.*

16. The 100-year hydraulic grade line runs way above the crown of pipe and appears to be too close to the throat of curb inlets. APWA Section 5600 requires a minimum clearance of 0.5 feet below any openings to the ground. Therefore, private storm line 3 may need to be upsized in order to meet this APWA storm requirement.

*Please see sheet C3.4 for revised storm plan and profile. Pipes have been upsized and finish grade was raised on top of the storm line in order to lower the 100-year HGL below finish grade.*

17. Provide a 0.5' minimum drop in flowline elevation within every storm structure where the angle between the incoming and outgoing pipe is above 22.5 degrees.

*Acknowledged. Please see revised storm plan & profile on sheet C3.3.*

18. We acknowledge that storm structure 2-2 and commercial entrances, as per Mega Storage building permit, will need to be built prior to construction of those pre-infrastructures would become the responsibility of the applicant for the current FDP project.

*Acknowledged. Site infrastructure for both Mega Storage and D-Bat will be constructed at the same time. Additionally, the same contractor will be constructing both sites.*

19. Include a trenching and backfill detail. The City requires 12-in thick layer of aggregate backfill over the top of utility pipe.

*Please see Pipe Embedment Detail added to sheet 4.2.*

20. Only ornamental tree varieties are allowed within public easements. A 5' minimum setback is also necessary from edge of existing public utility to edge of proposed overstory tree. Review and verify that the landscaping plan meets those requirements.

*Please see revised landscaping plan.*

21. Provide a stormwater memorandum.

*The stormwater study that was submitted for the entire development with the Mega Storage FDP has been attached.*

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

*Attached.*



23. Please provide an Engineer's Opinion of Probable Construction Costs (EOOPCC) sheet.

*Attached.*

Respectfully submitted,



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

