



August 8, 2022

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

RE: Oakview Lot 2 FDP (City Application # PL2020158)
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to your comments dated August 5, 2022. Below are your comments, followed by our response (in red).

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofs.net	Corrections
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1. SIGNAGE. The existing Polytainers monument sign shall be removed from the site as part of the proposed development. City ordinance prohibits off-premise signs. At the time the subject property was platted as a lot separate from the Polytainers facility, the existing sign became an off-premise sign and thus is required to be removed.

Staff understands that the applicant is continuing to review this previously made comment.

Thank you

Engineering Review	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofs.net	Corrections
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Sheet 3 – EXISTING CONDITIONS:

The numbers on the scale bar are incorrect. The drawing's scale is 1"=40' but the bar scales out to ¾" increments so the numbers to correctly match the scale bar are 30,30,60 as shown originally.

Addressed

Sheet 4 – SITE PLAN:

All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

References to City details have been added to Sheet 4

Sheet 12 – DETAILS:

Remove the non-compliant sidewalk details on page 12. The correct City details have been included on page 13. The Curb and Gutter Detail must match the City's details.

City details have been added to Sheet 12 and Sheet 13

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Sheet L100 LANDSCAPE PLAN:

Please remove non-ornamental trees from public easements.

Addressed

Opinion of Cost:

1. Correct item 3 to 6" PCC parking.
2. Item 4 seems to have the wrong unit and the drawing shows an area closer to 740sf. Please review and revise.
3. Please include line item for temporary curb.
4. Item 6 quantity should be reviewed. The drawing shows approximately 415 lf of curb
5. There is no line item for the roughly 1,400 sf of concrete area next to the building. Please review and revise.
6. Items 9 and 10 seem to have the wrong units. Please review and revise.
7. Item 15 reads 1" water service, plans show 2" service. Please review and revise.
8. Parking striping does not need to be included in the cost estimate.
9. ADA ramps should be included separately from sidewalk.

Addressed

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

Approved with Conditions

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and local amendments.

Action required- Correct the occupancy classification to A2. A2 Occupancies with a fire area occupant load over 100 shall be provided with an automatic fire sprinkler.

07/29/2022- Sprinkler system is NOT required. Occupant load will be less than 100. Condition subject to tenant finish review.

Thank you

Traffic Review Brad Cooley, P.E., RSPI
Brad.Cooley@cityofls.net

No Comments

Building Codes Review Joe Frogge Plans Examiner
(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.