



August 17, 2022

Scott Ready
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063

Application No.: PL2022230

RE: **Response to plan review report dated June 24, 2022**
Arcade Alley Outdoor Space –Commercial Preliminary Development Plan

Attached you will find our responses and associated revisions to your review comments that have occurred since our original submittal.

Planning Review Shannon McGuire Planner Corrections
(816) 969-1237 Shannon.McGuire@cityofls.net

1. On the cover sheet, please add a vicinity map with north arrow indicating the location of the property within the City.

Response:

Refer to updated cover sheet.

2. On sheet C102 please add the following information to the site notes
 - Total floor area (existing & proposed)
 - Floor Area Ratio (FAR)

Response:

The total floor area and floor area ratio have been added to Sheet C102.

3. Please provide details on how you will be closing off the existing curb cut. It is staff's expectation that the driveway entrance be removed, curbing installed, and the street scape be extended.

Response:

The existing curb cut will be removed, curb and gutter installed, and the streetscape (pavers) extended.

4. Please provide details on the proposed architectural elements above the bar. Are these illuminated? What material are the characters made of? How are they attached to the wall?

Response:

- Characters are to be architectural features with 3D materials illuminating.

5. On sheet SD201 please label the proposed material on the east and south elevations.

Response:

Refer to updated SD201 sheet.

6. Please provide details on the proposed fencing materials.

Response:

Refer to updated SD101 and SD201 sheets.

7. During hours of non-operation how will the bar area be secured?

Response:

Security shutters will be rolled down and secured to bar top to secure the entire bar. It will be completed enclosed.

8. Will there be any new ground or roof mounted mechanical equipment?

Response:

The Design intent is for any new equipment to be roof top mounted and screened. Currently reviewing capacity of existing units to confirm adequate for small addition. If not, new equipment will be provided and screened to meet requirements.

9. What kind of lighting is proposed to illuminate the area?

Response:

General ambient lighting under the canopy will be provided. Dimming capabilities will be provided to set the light levels needed for different activities. Specialty lighting at the bar area only. The lighting will be reviewed as design continues and photometric will be completed to make sure light levels at the edge of the properties are maintained to meet requirements.

Engineering Review Nikia Chapman-Freiberger
(816) 969-1813 Nikia.Chapman-Freiberger@cityofls.net

1. C102 Site Plan:

a) Specify the 10' water easement as private and include the easement document id number.

Response:

The water easement note on Sheet C102 has been revised to remove the width of the easement, label the easement as private, and include the easement document ID number.

b) Show the private water line in the private easement.

Response:

The private water line is shown on Sheet C102 to the best of our knowledge.

c) The canopy cannot be built on/in/over the private water easement, unless the City is provided with documentation of an agreement with all parties involved with the easement.

Response:

Refer to attached document demonstrating agreement with all parties allowing the overhang.

d) Under SITE NOTES, is the impervious area being increased? If so, include existing impervious area.

Response:

The site impervious area is being increased if artificial turf is considered impervious. If artificial turf is considered pervious, the site impervious area is being decreased. This information has been added to the Site Notes shown on Sheet C102.

2. C103 Utility Plan:

a) Floor drains cannot be connected to the storm drain.

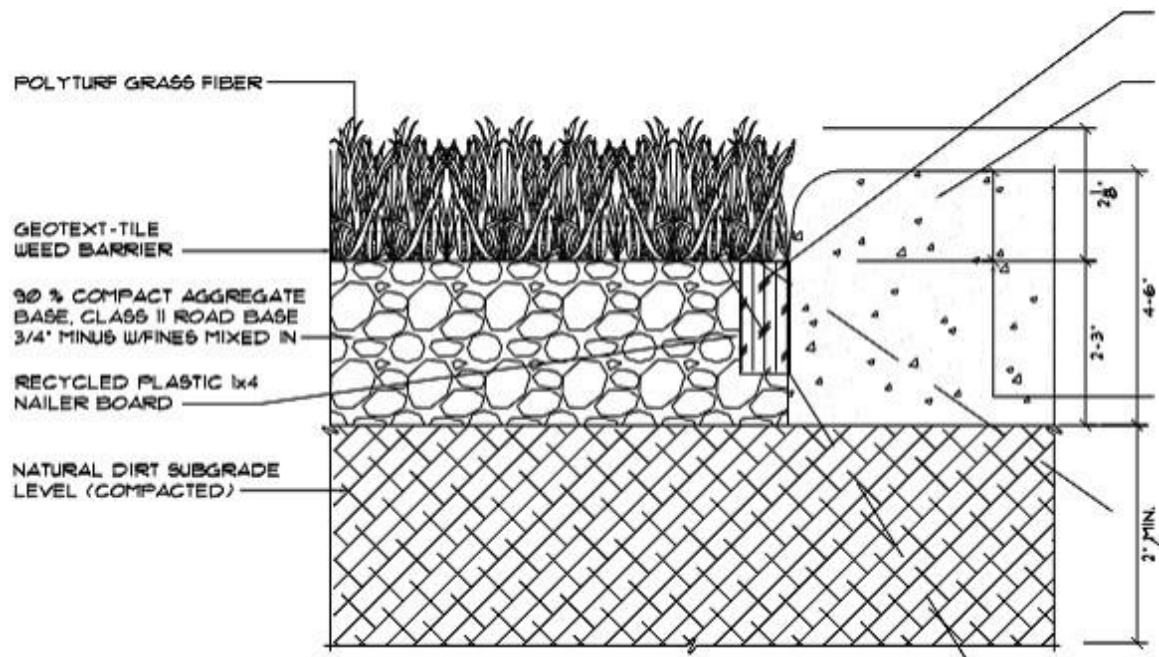
Response:

The floor drain shown in the outdoor bar area will connect to the existing sanitary sewer line.

b) Provide a detail of the turf system.

Response:

The attached detail represents a generic installation. As design progresses, this or a similar detail will be utilized for installation.



3. C104 Grading Plan:
a) Show drainage arrows.

Response:

Drainage arrows have been provided on sheet C104, Grading Plan.

- b) Provide curb elevations along Douglas to verify elevations are adequate for drainage out of the underdrains.

Response:

Top of curb elevations have been added on Douglas Street.

- c) Will there be a retaining wall along the west turf area? If so, call it out and specify top and bottom elevations.

Response:

A retaining wall will be necessary on the south and east edges of the east turf area. A straight curb will be installed around the west turf area. Top and bottom elevations have been added to clarify the areas.

4. Drainage Report:

- a) The report must be signed and sealed by a PE licensed in the state of Missouri.

Response:

The drainage report has been signed and sealed.

- b) How is the project disturbing more than one acre when the entire site is less than 0.4 acres?

Response:

The error of disturbing more than one acre has been corrected.

- c) Correct scale on the proposed watershed map.

Response:

The scale has been corrected on the proposed watershed map.

- d) Both drainage areas are labeled as "east area" on both the existing and proposed watershed maps.

Response:

The area draining to the west has been labeled correctly as the "west area".

- e) Express drainage area acreage out to the hundredth to accurately show change in drainage area size.

Response:

The drainage area acreages have been refined to show to the hundredths.

1. Please provide documentation on how the on-site parking stalls (including ADA) will be accommodated.

Response:

All on-site parking will be removed from the site. Two additional parallel parking stalls will be striped on Douglas Street at the former driveway entrance location, including an ADA stall. Refer to documentation from adjacent property owners allowing for afterhours parking.

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

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.

Response:

- Noted.

2. The existing automatic sprinkler system shall be extended into the new addition.

Response:

- Noted.

Public Works Review David Lohe, Engineering Manager
(816) 969-1225 David.Lohe@cityofls.net

1. We require the developer replace the existing apron with curb/gutter and brick tiles to match existing on Douglas. Reece Nichols was required to do the same. The Reece Nichols project would have to have the type and color of brick to order.

Response:

- Noted.

2. They will need to provide a tree and grate to match existing trees along the street. The trees are wired for lights, so an electrical drop will also be required.

Response:

- Noted.

3. Street parking stalls will need to be established/readjusted and paint marked on the street pavement.

Response:

- Noted.

End of comments.

All the comments have been addressed. A revised set of plans have been submitted along with this response letter and supporting documents.

End of comments.

If you have any questions, please let me know.
Best Regards,

A handwritten signature in black ink, appearing to read "Jason Ingram". The signature is fluid and cursive, with the first name "Jason" and last name "Ingram" clearly distinguishable.

Jason Ingram
Associate
collins I webb ARCHITECTURE