

December 8, 2022

Scott Ready  
Project Manager  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Macadoodles, PL2022390, Commercial Final Development Plan Review Comments**

Scott Ready,

This memorandum is being offered in support of the City of Lee's Summit Plan Review Staff Comments for Macadoodles located at 1499 SW Market Street in Lee's Summit, MO. Please see responses to the City's comments, included below in red.

The **Engineering Review** division has the following comments. Reviewed by Gene Williams.

1. A typical section view showing the subgrade extension a minimum of one (1) foot beyond the back of curb is required. It is suggested this be incorporated into the typical pavement section. This extension a minimum of one (1) foot beyond the back of curb should include the granular base and any other pavement subgrade construction details.

A detail showing the subgrade extension beyond the back of curb has been added (Sheet C202).

2. An erosion and sediment control plan was missing from the submittal package. Please submit an erosion and sediment control plan for the project. Please be aware a SWPPP is not required due to the small size of the project (i.e., less than 1 acre).

Phase 1 and Phase 2 Erosion Control Plan sheets have been added (Sheets C104 & C105).

3. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the cost estimate are: 1) pavement, 2) subgrade, including the area one (1) foot beyond the back of curb, 3) grading, 4) erosion and sediment control, and 5) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Engineer's Estimate of Probable Construction Costs has been added to the resubmittal.

The **Fire Review** division has the following comments. Reviewed by Jim Eden.

1. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Action required- Provide a No Parking Fire Lane sign on either side of the south entrance.

No Parking Fire Lane signs have been added on either side of the south entrance (Sheet C102).



**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED

End of comments and responses.

Let me know if you have any questions or need anything further.

Thank you,

Carlie Aksamit, P.E.  
Associate Engineer