



February 16, 2023

Report Date: January 31, 2023

Application No: PL2022397

Address: 316 SE Douglas St., Lee's Summit, MO 64063

Project: Arcade Alley – Outdoor Space

RE: **Response to City Comment** *Commercial Final Development Plan* report dated January 30th, 2023.

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
816.969.1237 | Shannon.McGuire@cityofls.net

1. Please provide details of what fence materials and style are being proposed.

Response: Re: FD101 and FD201 for fence basis of design note.

2. Please provide details for the proposed artificial turf.

Response: Basis of Design: SYNLawn – SYNPro Bocce. Re: Attached cutsheets for specifications.

3. Will there be any new RTU's or ground mounted mechanical equipment? If so, how will they be screened?

Response: There is no ground mounted mechanical equipment. There is a new RTU located on the existing roof. The existing mechanical screen will be modified to assure unit is screened.

4. Please cite your source of information regarding the location of oil and gas wells.

Response: Per GeoSTRAT website, there are no abandoned wells located on this property. See image below to show the two wells that are closest to the property. No information regarding oil and gas wells are available on this site.

<https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=3ac3a61da4af4834811503a24a3cb935>



5. Please provide confirmation that the shared parking agreement is still in place.

Response: Previous confirmation letters/emails are still in place and provided previously.

6. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

Response: Re: Attached photometric diagram provided by design engineer, EBS.

7. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

Response: Refer to lighting cut sheets for proposed lighting. These are basis of design that, depending on availability and cost may change at time of construction.

Engineering Review: Nikia Chapman-Freiberger
816.969.1813 | Nikia.Chapman-Freiberger@cityofls.net

1. General:

- A) Submit an Engineer's Estimate of Probably Construction Costs.
- B) Please submit the final Stormwater Report.
- C) Include an erosion control plan sheet.

Response: A. Construction cost estimates currently are between \$400,000 and \$500,000.
B. Please refer to the final sealed Drainage Report included with this resubmittal. C. An Erosion Control plan has been added to the plan set. Please refer to sheet C107.

2. COVER SHEET:

- A) Plans must be stamped and signed by a Professional Engineer licensed in the state of Missouri.
- B) Include a list of drawings.
- C) Include utility contact information.
- D) Include note that all construction shall follow the LS Design and Construction Manual.

Response: Re: FDP Cover sheet for updated information.

3. C102 SITE PLAN:

- A) Note 1 does not match the reference to Note 1 in the curb detail. Please review and revise appropriately.

Response: The detail shown in the lower left-hand corner is a Straight Back Curb & Gutter (Type CG-1). In the Paving Notes, Note 6 states that all curbs shall be CG-1 unless otherwise noted. The detail for the curb & gutter has been moved from the Site Plan to the new Details sheet, C201.

4. C103 UTILITY PLAN:

- A) Consider creating a detail sheet.
- B) Include turf detail in the plan set.
- C) Include sidewalk detail/concrete pavement detail.
- D) Include detail for concrete flume. Flume must be covered/enclosed.
- E) Provide stormwater/underdrain system plan. Elevations, cleanouts, etc.

Response: Sheets have been added to show the Civil portion of this project – C101 Civil Information Sheet, C103 Demolition Plan, C107 Erosion Control Plan, C200 Details 1 & C201 Details 2. The remaining sheets have been renumbered and revised with the exception of C100 Zoning Map which was not renumbered.

- A. Detail sheets have been added.
- B. Turf detail has been added to sheet C200 Details 2.
- C. Sidewalk detail has been added to sheet C200 Details 1.
- D. Concrete flume detail has been added to sheet C200 Details 1.
- E. Storm water system is shown with notes on the C105 Utility Plan.

5. FD201 EXTERIOR ELEVATIONS:

- A) Please review elevation titles. I believe E7 and A5 should be labeled as north rather than south as it is the north side of the building. This aligns with how the other elevations are titled.

Response: Re: FD201 for updated elevation titles.

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

No Comment.

Fire Review: Jim Eden | Assistant Chief
816.969.1303 | Jim.Eden@cityofls.net

Approved with Conditions.

1. d 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.

Egress from the outdoor area to be assessed during building permit review. Access to the FDC shall be maintained at all times.

Building Codes Review: Joe Frogge | Plans Examiner
816.969.1241 | Joe.Frogge@cityofls.net

1. Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

Response: There is one new RTU that will be placed on the existing roof structure. The existing roof screen will be modified and moved west to accommodate the new unit. The new exhaust on the sloped roof will not be screened. Re: Sheets M201 and M301 in the overall Permit Documents for updated screen detail.

End of comments.

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

Jason Ingram
Associate
collins I webb ARCHITECTURE