



AGC Engineers, Inc.

March 27, 2023

Ms. Diana Johnson, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Summit Orchard Lot 4E-2 FDP (City Application # PL2023035)
Lee's Summit, Missouri

Dear Ms. Johnson;

This letter is in response to your comments dated March 7, 2023. Below are your comments, followed by our response (in red).

Planning Review

Hector Soto Jr.

Planning Division Manager

Corrections (816) 969-1238

Hector.Soto@cityofls.net

1. SITE DATA TABLE (SHEET 4).

- The table indicates the existing and proposed zoning as being CP-2. This is incorrect. The property is zoned PMIX. The Proposed zoning column can be deleted as there is no change in zoning proposed. Revise.

- The table indicates that 10 parking spaces are provided on Lot 4E-2B. The actual number of spaces provided on the lot is 9. This means the total number of provided spaces listed as 37 should read 36. Revise.

RESPONSE: revised

2. PARKING LOT SETBACK. The minimum parking lot setback is 20' from all rights-of-way. At its closest point, the parking bay along NW Chipman Rd is set back approximately 16'-6" from the ROW. Similarly, along NW Donovan Rd, the drive-through lane is setback approximately 15'-8" from the ROW at its closest point. Revise to meet the minimum 20' setback.

RESPONSE: The site has been updated for the 20' setback from R/W.

3. AISLE WIDTHS.

- The driveway connections between Lot 4E-2A and the parcel to the west do not meet the minimum pavement widths. Driveways serving two-way traffic are required to have a minimum 24' of actual drivable pavement width, not including curb and gutter. The northern drive is shown as 26' from face-of-curb to face-of-curb, but has only 22' of actual pavement width. Similarly, the southern drive way entrance shows 24' face-to-face, but only has 21' of actual pavement width. Revise.

- All internal drive aisles serving two-way traffic must also have a minimum 24' of pavement width, not including curb and gutter. The two drive aisle entrances flanked by landscape islands off the southeast corner of the building on Lot 4E-2A do not have a minimum 24' of pavement width. Similarly, the aisle flanked by the landscape island on the north side of the trash enclosure doesn't have a minimum 24' of pavement width. Revise.

405 S. LEONARD STREET, SUITE D

LIBERTY, MISSOURI 64068

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RESPONSE: The site has been updated to provide drive aisle width.

4. TRASH ENCLOSURE. How will trash service be provided for Lot 4E-2B? A trash enclosure is only shown on the adjacent Lot 4E-2A. Should the use of a trash dumpster be required in the future for Lot 4E-2B, it shall be fully screened from view using masonry walls and opaque metal gates.

RESPONSE: The dumpster will be shared between the two lots. Architect states that walls are masonry with opaque metal gates.

5. LANDSCAPE PLAN.

- The landscaping plan shows the building on Lot 4E-2A as a future building site that will be seeded in the interim. There is no indication on any other plan that development is only limited to the smaller building site on 4E-2B. Please clarify.
- The minimum height for evergreen trees shall be 8' at the time of planting. The plat schedule shows 6' junipers. Revise.
- The calculations for the required open yard trees on both lots are in addition to the calculation for street frontage landscaping. You cannot double-count street frontage landscaping to also serve open yard landscaping requirements.
- No street tree, street shrub or parking lot screening calculations are provided for the frontage along NW Donovan Rd.

RESPONSE: RLA states revisions have been addressed

6. PHOTOMETRIC PLAN.

- No photometric plan was provided for the development. The photometric plan shall include all required information under UDO Sections 8.230 and 8.250.
- Provide manufacturer specifications for all exterior light fixtures for review. All light fixtures shall comply with the requirements under UDO Sections 8.220, 8.250, 8.260 and 8.270.

RESPONSE: Premier Lighting & Controls has provided photometric plan and cut sheet meeting the UDO.

7. SHELL BUILDING ELEVATIONS.

- The elevations call out the use of wood paneling. Is this real wood or a composite material? Real wood is not a material allowed by right, which would require Planning Commission and City Council approval through a public hearing process.
- The elevations show no offsets or projections on what are labeled the north and south elevations. Offsets and projections are provided on the two remaining sides. All four sides of the building shall incorporate offsets and projections.
- The cardinal directions for the building don't match the layout on the site plan. Reconcile and correct the labeled directions as needed.
- The RTUs are visible on Sheet A201. To comply with ordinance requirements, all RTUs shall be fully screened from view by raising the parapet walls to a height at least equal to the maximum height of the RTUs. Take into account the added height of the curbs on which the RTUs are mounted to determine the parapet wall heights.
- Label all exterior material colors.

RESPONSE: Architect states the above comments have been addressed.

8. SWIG BUILDING ELEVATIONS.

- The cardinal directions for the building don't match the layout on the site plan. Reconcile and correct the labeled directions as needed.
- Label all exterior material colors. Except for the Dark Bronze cornice, all other materials are only listed as "To Match". Provide the actual color names.
- Show the location of the RTUs on the building elevations using dashed lines. To comply with ordinance requirements, all RTUs shall be fully screened from view by raising the parapet walls to a height at least equal to the maximum height of the RTUs. Take into account the added height of the curbs on which the RTUs are mounted to determine the parapet wall heights.

RESPONSE: Architect states that the cardinal directions have been revised on the Elevations on AE201. The Materials and Colors have been shown on the new Color Board on the new

sheet: AE202. The RTU's (Package Units) have now been shown (dotted) on the Elevations shown on AE201.

9. DRIVE-THROUGH.

- Show the location of the drive-through menu and order box. The minimum drive-through queuing length is required to be 4 from the window and 5 from the order box.
- The order box shall be oriented to project sound away from adjacent residential uses.
- The pick-up window and order box shall be located a minimum 100' away from any residential use.

RESPONSE: Swig uses order takers rather than an order microphone/speaker therefore noise to the residential use should not be an issue. The drive-thru has stacking for four (4) vehicles behind the pickup window and five (5) behind the menu board.

Engineering Review Sue Pyles, P.E. Development Engineering Manager
Corrections (816) 969-1245 Sue.Pyles@cityofls.net

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

RESPONSE: EEOPCC is provided. The overall property is 1.03 acres. We do not anticipate disturbing more than 1 acre.

2. Sheet 1: Dena Mezger is no longer with Public Works. Michael Park is now Public Works Director.

RESPONSE: revised

3. Sheet 2:

- FYI – “Stripped” is misspelled in Grading Note 4.

RESPONSE: revised.....thank you

- It is unlikely that a Land Disturbance permit will be utilized on this project. Revise Erosion Control Note 10 accordingly.

RESPONSE: agree, revised

- Design and Construction Manual Section 6901.K.10 requires the domestic water line to be soft “K” copper from the main to 10 feet beyond the water meter. Please revise Water Note 2 accordingly.

RESPONSE: revised

- Design and Construction Manual Section 6901.L.1 requires the water meter to be located within the right-of-way or easement within 1 foot of the right-of-way or easement line. Please revise Water Note 5 accordingly.

RESPONSE: per 3/9/23 emails with Sue Pyles, PE we have revised to conform.

- Metal end sections are not allowed. Please revise Storm Note 4 accordingly.

RESPONSE: revised/removed

4. Sheet 4:

- Connection to existing sidewalk requires a turning space. Verify that the existing sidewalk meets the turning space slope requirements of 1.5% slope maximum in any direction. If slope requirements are not met, then removal and replacement of existing sidewalk will be required.

RESPONSE: we believe we comply.....labels provided.

- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

RESPONSE: we believe we comply.

5. Sheet 10:

- Connection to public sanitary sewer shall be made with a cut-in wye. Please revise the west sanitary connection label accordingly.

RESPONSE: revised

- Please include connection requirements between the roof drain and the storm sewer.

RESPONSE: call out for 6"x15" wye connection to be used

- Design and Construction Manual Section 6901.L.1 requires the water meter to be located within the right-of-way or easement within 1 foot of the right-of-way or easement line. Please revise water meter locations accordingly.

RESPONSE: per 3/9/23 emails with Sue Pyles, PE we have revised to conform.

- Please clarify water service and irrigation lines to the west building.

RESPONSE: The west building is planned for four (4) tenants. The owner provides a water service to each tenant. The irrigation line will be billed to the Owner and charged back to the business owners pro rata. The east building has one user and therefore, a single water meter for irrigation and domestic.

- Include water and sanitary sewer pipe material in the Key Legend.

RESPONSE: revised

6. Sheet 11:

- Include design HGL in Profile view.

RESPONSE: 10-yr and 100-yr HGL are provided.

- Structures 10 & 11 do not meet the minimum requirements of fall across a structure. Please revise.

RESPONSE: 0.5 ft of fall is provided through each structure.

7. Sheets 12-15:

- Include the City's Sanitary Sewer Stub Standard Detail.

RESPONSE: details is included on Sheet 15.

- Include segmental wall details.

RESPONSE: per 3/9/23 emails with Sue Pyles, PE these walls are considered landscape walls (<30"). We did add another landscape wall along Donovan Street to improve the grades.

8. Sheet LS101: Only ornamental tree varieties are allowed within public easements. Please verify this requirement is being met or revise accordingly.

RESPONSE: RLA states revisions have been addressed

Traffic Review

Brad Cooley, P.E., RSPI

No Comments

Brad.Cooley@cityofls.net

RESPONSE: thank you

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
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.

RESPONSE: thank you

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For information only- The use of the building (4E-2A) will determine if additional fire protection or design considerations are needed

RESPONSE: thank you

Building Codes Review Joe Frogge
Joe.Frogge@cityofs.net

Plans Examiner

Pending (816) 969-1241

RESPONSE: thank you

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.

cc: Tim Harris