



December 22<sup>nd</sup>, 2023

City of Lee's Summit, Missouri  
Attn: Hector Soto Jr., Gene Williams, Erin Ralovo, Jim Eden, Joe Frogge  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: TOWNPLACE SUITES – THE VILLAGE AT DISCOVERY PARK  
PL2023278**

This letter provides responses to comments as provided and dated below. Thank you for your time, all approvals are acknowledged without comment below. Please note the following formatting conventions:

- General statements, descriptions, and quotes from previous communication of changes not in direct response to a comment shall be unformatted.
- *Comments as provided or described as well as possible shall be italicized.*
- **Responses to comments shall be bold.**

Thanks,

David Eickman

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### **Planning Review - Corrections**

1. **PROPERTY LINE INFORMATION.** Label the property line dimension and bearing information for the subject Lot 3.  
**Property line dimension and bearing for Lot 3 added on Sheet C102.**
2. **STREETS.**
  - To facilitate addressing for this entire development, the entire frontage of Colbern Rd will be considered to be located in the city's "NE" addressing quadrant. Revise the street name address prefix from NW to NE.  
**Prefix revised from NW to NE on all relevant sheets for Colbern Rd.**
  - Label the right-of-way width for NE Colbern Rd.  
**Right-of-way width added on all relevant sheets.**
3. **SIDEWALKS.** Extend the sidewalk along NE Colbern Rd across the lot's entire street frontage. The sidewalk is currently shown approximately 43' short of the eastern lot line.

**Proposed sidewalk along NE Colbern Rd ties into existing sidewalk, so there's a continuous sidewalk along the whole frontage of NE Colbern Rd. Callouts added for clarification on Sheet C102.**

4. EASEMENTS.

- Show and label the 10' U/E along the south property boundary.

**Utility easement along the south property boundary called out on all relevant sheets.**

- The existing stormwater drainage and sanitary sewer easement that conflicts with the proposed building and is noted be abandoned shall be vacated under separate application prior to the issuance of any building permit for the subject hotel development.

**Acknowledged and easement vacations are underway.**

5. BUILDING SETBACKS.

- Label the 15' building line along the south property boundary.

**15' building setback line called out on all relevant sheets.**

- Dimension the distance between the proposed building and the adjacent lot lines.

**Shortest distance from each building side to the adjacent lot line added on Sheet C300.**

6. PARKING GARAGE.

- Dimension the width and depth of the parking garage spaces; the width of the internal drive aisle; the width between any support columns or the like along the garage drive aisle; and the widths of the two garage ingress/egress openings.

- The floor plan on Sheet A-101 shows two-way traffic arrow pavement markings inside the garage, but only shows a single entrance arrow at the north garage opening and no marking at the east garage opening. Please clarify the garage's circulation pattern with additional or revised pavement markings to reflect the intent as necessary.

**Dimensions for the parking garage spaces, internal drive aisle, and the width between support columns have been added to ENLARGED 1ST FLOOR PLAN – GARAGE PLAN on sheet 1/A411. Traffic arrows have been provided to the FIRST FLOOR PLAN on sheet A-101 to both entrances for circulation clarity. Refer to the attached revised sheets A-101 and A-411 "12/22/23 – City Comments Response – Revision 1"**

7. LIGHTING. Include information for all proposed exterior light fixtures (i.e. wall packs) on the Site Lighting Plan (Sheet MEP3). All wall packs shall have full 90-degree cut-offs so as to direct the light downward and so the light source is not visible from off the property. Wall-mounted fixtures and accent lighting shall be subject to the standards under UDO Sections 8.260 and 8.270.

**All proposed pole light fixtures and exterior wallpacks are full cut-off fixtures and meet the requirements of UDO Section 8.260 (Wall-Mounted Lighting), specifications for each fixture are included for reference. All other building-mounted exterior lighting is decorative in nature and used as building accent lighting, compliant with the requirements of UDO Section 8.270 (Accent Lighting).**

8. MECHANICAL EQUIPMENT SCREENING.

- Show the location of all exterior mechanical equipment on the site plan or dashed in on the building elevations as appropriate. The site plan (Sheet C300) does not appear to

show any ground equipment area, nor does the roof plan (Sheet A-105) appear to show any RTUs. The First Floor Plan (Sheet A-101) does show an interior mechanical room, but doesn't specify the type of equipment.

**The ROOF PLAN on A-105 has been revised to show the mechanical units in reference to the mechanical drawings. Parapet walls around the RTU have been raised to a height at least equal or higher to the RTU's. Refer to the attached sheets A-105, A-200, and A-201 dated "12/22/23 – City Comments Response – Revision 1". There is no exterior ground-mounted equipment on this site.**

Exterior ground-mounted equipment shall be fully screened from view using evergreen landscaping and/or masonry walls that are of a height at least equal to mechanical equipment being screened. Roof-top units (RTUs) shall be fully screened from view by the use of parapet walls of a height at least equal to the RTUs. Please take into consideration additional RTU height from the curbs on which RTUs will sit when determining parapet wall heights.

**Roof-mounted equipment specifications are attached for reference. This project does not have exterior ground mounted mechanical equipment.**

- Provide manufacturer specification sheets for proposed exterior mechanical equipment for staff to review equipment height in order to confirm that the proposed screening medium will satisfy the screening height requirement.

**This project does not have exterior ground mounted mechanical equipment.**

9. SIGNAGE. For your information, proposed signage is not reviewed and approved under the subject final development plan application, but rather a separate sign permit application.

**Acknowledged.**

10. ELEVATIONS. Provide color elevations with all exterior material colors identified on an exterior material schedule.

**EXTERIOR COLOR ELEVATIONS have been provided with materials tagged and identified in the material legend provided. Refer to the attached sheets A-202 and A-203 dated "12/22/23 – City Comments Response – Revision 1"**

11. SITE DATA TABLE. Provide a data table on the site plan (Sheet C-300) that includes the following information:

- Lot area (sq. ft. and acres);
- Building area (footprint sq. ft. and total gross floor area);
- Floor Area Ratio (FAR);
- Number of guest rooms;
- Number of required and proposed parking spaces; and
- Impervious coverage (sq. ft. and % of site).

**Site data table with requested information added to Sheet C300.**

12. LANDSCAPING.

- It appears from the overstory plan (Sheet L302) that the landscape island trees that flank the parking lot entrance off of Discovery Ave north of the building encroach into the 25' vision clearance triangle.

**Identified trees are close, but currently located outside of the 25' vision clearance triangle. Trees have been relocated further from sight triangle.**

- Tree planting areas shall be no less than 10' in width, with no tree located less than 4' from the back of curb. It appears that tree planting areas on the north side of the building don't meet these requirements.

**Trees identified at this location have been removed / relocated.**

13. TRASH ENCLOSURE. The architectural plans do not appear to include a detail of the proposed trash enclosure as noted on Sheet C300. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

**Please see sheet AS-101 – ARCHITECTURAL SITE AMENITIES for the proposed trash enclosure and its details.**

14. PARKING LOT.

- Temporary asphalt curbing shall be provided along the boundary of the parking lot where it will be expanded for development of the abutting sites to the north and east.

**Temporary asphalt curb provided and called out on Sheet C300 and a detail provided on Sheet C302**

- Due to the single-lane width of the drop-off/check-in lane under the canopy, stripe and post the north curb cut of the circle drive as Do Not Enter/Exit Only and post the south curb cut as Entrance Only so as to guide circulation from south to north. Provide a detail of the pavement markings and signage.

**Direction arrows and signs enforcing one-way traffic flow added on Sheet C300.**

15. FAA FORM 7460. An FAA Form 7460 shall be submitted and a response shall be received and provided to the City prior to the issuance of any building permit due to the proximity of the site to the airport.

**An FAA Form 7460 is in the process of being submitted. A response will be shared with the city as soon as it's received.**

16. PLATTING. The plat for Discovery Park shall be approved and recorded with the County, with the required number of paper copies and mylars returned to the City, prior to the issuance of any building permit.

**Acknowledged.**

### **Engineering Review - Corrections**

1. Please add a note to the profile view of all water lines with the word "PRIVATE".  
**"PRIVATE" added to the alignment name and profile labels on Sheets C600-C601**
2. Please add a note to the profile view of all storm lines with the word "PRIVATE".  
**"PRIVATE" added to the alignment name and profile labels on Sheets C501-C502**
3. Please show in graphic format the location of the hydraulic grade line on the profile view for storm lines along with the design storm event. If the system cannot manage the 100 year event without surcharging, a suitable overflow route shall be established and shown.  
**Hydraulic grade lines for 10- and 100-yr storm events added to storm sewer profiles on Sheets C501-C502.**

4. A 3 inch meter and vault is being proposed. The detail for this meter and vault was missing. The standard detail WAT-13 is being provided separately as a pdf document. Please ensure WAT-13 is included and referenced in the revised plans.  
**City standard water meter vault detail WAT-13 added to Sheet C603.**
5. Retaining walls noted in the plans as "design-build" shall require a signed and sealed design, and shall be submitted to the City.  
**Note 2 on Sheet C403 revised accordingly.**
6. Sheet C500: The west end of the private water line is not noted. Is this a fire hydrant? If so, please note on the plans. It is recommended that a fire hydrant be installed at this location.  
**Temporary blow-off assembly changed to temporary fire hydrant and corresponding note added to Sheet C500.**
7. Sheet C601: Please refer to previous comment above. The City of Lee's Summit does not allow blow-off assemblies. Please utilize a temporary inline fire hydrant at this location.  
**Temporary blow-off assembly changed to temporary fire hydrant and corresponding note added to Sheet C500.**
8. Wherever ductile iron pipe is called-out, it shall be zinc-coated. Please provide callouts on the plans referencing zinc-coated DIP in accordance with City specifications.  
**Profile label revised on Sheet C600 to require zinc coating for ductile iron pipe.**
9. Sheet C601: Please callout the 3 inch meter and vault, and reference the standard detail (to be sent separate from this comment letter) on the plan sheet.  
**3" water meter vault called out and city standard detail referenced on Sheet C601.**
10. The standard City detail for a sanitary sewer wye connection and tracer wire was missing. Please include the detail in a logical location within the other standard details.  
**City standard detail SAN-1 added to Sheet C503.**
11. Sheet C501: Colbern Rd. does not appear to be labeled in the correct location. It appears the label should be moved to the south. Please revise to avoid confusion.  
**Street label location fixed on Sheet C501.**
12. Recommend the preliminary plat be inserted towards the beginning of the plan set to establish context where the project is located.  
**Sheet C102 – Project Location Map added to the set.**
13. Sheet C305: Please remove WAT-13 blowoff assembly, as this is in the process of being permanently removed from the City standard details. The new WAT-13 will be the standard detail for a water meter vault greater than 2 inches.  
**Outdated blowoff assembly detail removed and new standard water meter detail WAT-13 provided on Sheet C603 instead.**
14. Sheet C306: Jointing plan does not appear to reference any specific joint type. Are there any dowels or rebar being provided, and are there any specific joints to be referenced in accordance with GEN-9? Recommend clarification of what type joint is being proposed to eliminate any confusion in the field.

**Per discussion with Gene Williams on 12/21/2023, a generic jointing plan provided with the plans.**

15. Curb and gutter details: Please provide a graphic and notes showing aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so it might be possible to modify the existing City standard detail, or provide a separate detail (e.g., possibly incorporated into the typical pavement section view?).

**Additional information added to the city standard details on Sheet C302 that requires aggregate base to be extended a minimum of 12" beyond the back of curb.**

16. Sheet C401: Please label the contour elevations on the plan view. It is difficult to visualize the small difference in top of wall and bottom of wall elevations in relation to the propped grade.

**Contour labels added in the wall plan view on Sheet C401.**

17. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. This estimate should include the sitework, including erosion and sediment control. Please do not include the buildings, lighting, or other items not reviewed or inspected by engineering.

**An itemized and sealed Engineer's Estimate of Probable Construction Costs provided with the resubmittal.**

#### **Traffic Review - Corrections**

1. The circular drive near Colbern Road is concerning. Traffic queuing to drop off/check-in has a good potential to back up onto Colbern Road.

**A pavement marking box with 4" solid white crosshatch lines added in front of the entrance to drop off/check-in lane to prevent cars blocking the road.**

2. The location of the trash enclosure is not optimal. When the trash is picked up it will block all traffic into and out of your site.

**Trash pickup will be happening during off-peak hours and shouldn't lead to any traffic issues. The location of the trash enclosure is also preferred by the developer.**

#### **Fire Review - Corrections**

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 2012 International Fire Code.

**Acknowledged**

2. AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Site layout revised to provide a min. unobstructed width of 26' for aerial fire apparatus access roads.**

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**Site layout revised to provide aerial fire apparatus access road meeting the requirements.**

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Action required- Indicate how these requirements will be met.

**Acknowledged. No overhead utility and power lines exist or being proposed within the Lot 3 development.**

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required- Fire lanes for aerial operations shall be 26 feet driveable, 20 feet for general access fire lanes. Correct fire lane widths.

**Fire lane widths updated and include driveable surface only.**

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Show hydrants along Colbern Road.

**Existing hydrants along Colbern Road called out on sheet C103.**

5. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Work with Water Utilities to model available fire flow for the size and type of building construction.

**Water model was provided by Water Utilities and included with the resubmittal.**

### **Building Codes Review - Corrections**

1. Provide complete installation details for grease trap and domestic water meter pit.  
**Installation details for specified grease trap are included for reference.**  
**City standard water meter vault detail WAT-13 provided on Sheet C603.**