

December 22, 2023

Ms. Nikia Chapman-Freiberger
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: Lee's Summit Downtown Market – FDP

We are responding to your comments dated November 16, 2023, and are submitting with this letter revised Plans and other required documents. Please find the original comments copied from marked up PDF Plans below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you,
Korey Schulz

Electronic Plans for Resubmittal:

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review

1. Please provide completed application & ownership affidavit forms with signatures.
Response: City will submit completed affidavit.
2. Please add the legal description of the property to the cover sheet. Please include a note with the area of land in square feet and acres.
Response: This has been added to the Cover Sheet and L002.
3. Pedestrian connectivity is vital for this project. An ADA accessible sidewalk that allows access to the alley adjacent to the AT&T site should be added, has this been explored?
Response: This has been explored. The south side of the alley has proposed light poles leaving the north side of the alley adjacent to Pad Site 3 building. An accessible walk shall be provided along that edge to connect Johnson Street to the Farmers Market.
4. Please label the width of the new sidewalks along 2nd, 3rd & Johnson Streets, as well as the proposed sidewalks behind the Farmer's Market building.
Response: The new sidewalk along 2nd, 3rd, and Johnson Streets are shown in the Offsite Improvement Plan Set. They are dimensioned there. The sidewalk around the Farmers Market Building is shown on Sheet L200.
5. Please label the dimensions of all parking spaces, accessible spaces, alleys & driveways.
Response: Dimensions are shown on Sheet L200.
6. Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a not-stating-so and cite your source of information.
Response: There are no known oil and/or gas wells present within the Project limits according to MoDNR map. A corresponding note has been added to the Cover Sheet.
7. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
Response: Will update and add Sheet E100.
8. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both pole mounted and wall mounted fixtures.
Response: Exterior Lighting Cutsheets are on Sheet E301. Building-mounted fixtures will be specified on building plans.
9. What type of screening efforts are being taken for the new utility boxes? At a minimum additional vegetation should be added to screen the boxes until such time as the pad sites are developed. The box being added in front of AT&T should have permanent vegetation installed. Please provide information on the size, and type of material to be used in all screening of these utility boxes.
Response: Landscape screens have been provided around the utility boxes until Pad Sites 1, 2, and 3 are developed. Landscape has been provided around the new AT&T box.

10. On the elevations, please show a dashed line indicating the rooftop mechanical equipment behind the proposed screening.

Response: Dashed line for the rooftop mechanical equipment behind the proposed screening has been added to the Elevations. See Sheet A-201.

11. Please add a land use schedule with the following information:

- a. Total floor area
- b. Land area
- c. Number of required and proposed parking spaces
- d. Impervious coverage
- e. Floor Area Ratio (FAR)

Response: Schedule has been added to Sheet L102.

Engineering Review

1. General:

- a. Review utility structure locations shown in the plans to make sure all plan sheets show the same alignment and that all structures are shown correctly relative to curb lines.

Response: Utility structures have been updated.

- b. Label curb and gutter types throughout the plan set.

Response: Curb and gutter have been labeled on Sheets L211 to L215.

- c. All ADA-accessible ramps 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 callouts, although required, are not sufficient. Other design details specified in this section are required, including slope callouts which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

Response: Ramp details are added to and shown on Sheets C101 to C106.

- d. It seems unlikely that every pad site building façade will be at the edge of the pad site. Please reconsider labeling as such.

Response: This is unknown currently. Future PDP and FDP Plans will detail the building facades.

- e. Please review all sawcut locations and match them to existing joints as much as possible.

Response: Sawcuts have been reviewed and adjusted.

- f. Please review grading plan to ensure all proposed contours tie back to existing contours. Revise as needed.

Response: Contours has been updated.

- g. Please review all Hardscape Plan Notes and complete missing information.

Response: Hardscape Plan Notes have been updated.

- h. Review hatching throughout the plan set. It appears that it may extend into adjacent areas, such as curb & gutters, when not intended.

Response: Hatch areas have been updated.

- i. Include complete information for all signing and striping.

Response: Signage and striping are shown on Sheet C511.

- j. Include Geogrid in all paver sections.

Response: Geotextile fabric is shown in paver details.

- k. Please update all pavement sections to meet City requirements.

Response: Sections have been updated.

- l. Please include sidewalk along 2nd Street in this plan set.

Response: Sidewalk along 2nd Street is shown in the Public Street Plans Set.

2. Grading and Stormwater:
 - a. Please submit a Final Stormwater Report.
Response: Final Stormwater Report is included in submittal.
 - b. A complete review of grading and stormwater plans will be completed when the stormwater report is submitted.
Response: Acknowledged.
 - c. Some stormwater comments are provided but are not a complete review.
Response: Acknowledged.
3. Sheet L001:
 - a. Revise the Stormwater utility contact to Lee's Summit Public Works. A specific contact name is not required.
Response: Contact has been updated.
 - b. Revise the Sanitary Sewer and Water contact information to reference Lee's Summit Water Utilities.
Response: Contact has been updated.
4. Sheet L100:
 - a. What is Plan Keynote 14 referencing?
Response: This area is now raised and at top of curb elevation. The Keynote states to install a solid cover on the box versus the grate that currently exists.
 - b. Show demolition/removal of existing drive approaches along 2nd Street.
Response: 2nd Street drive approaches are shown to be removed in the Public Street Plans Set.
5. Sheet C200:
 - a. Show the water main along Johnson.
Response: Water main has been added.
 - b. Clearly delineate the utilities being installed with this project versus those for the pad sites by use of "Future" or similar.
Response: Future pad site utilities have not been shown. Service connection lines have been stubbed to the pad sites and denoted as such.
 - c. Connection to sanitary sewers is made with a cut-in wye. Please revise on this sheet and any other sheets as appropriate.
Response: Acknowledged and updated accordingly.
6. Sheets C301-C303:
 - a. Please label all storm lines in both Plan and Profile views.
 - b. Please label the design HGL in Profile view.
 - c. Please review and revise grade lines for completeness in Profile views.
 - d. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
Response: Updates have been completed.
7. Sheet C304: Please review and line types used in Plan views for consistency. Show all pipes of the same type as the same line type.
Response: Storm Sewer Plan & Profile Sheets reviewed to adhere to the following format: double-lines for lines 15 inches or greater, single-lines for lines smaller than 15 inches, thin plotting style for public storm sewer installed per separate

Public Storm Extension Plans, thick plotting style for private storm sewer installed with this Set.

Traffic Review

1. Sheet L216 is blank.
Response: Coordinates have been added.
2. Is all lighting being maintained by CBS? That is my assumption. PW will maintain lights on Johnson, 2nd, and 3rd Streets. Any rope lighting, bollard lights, or anything non-spec will not be maintained by PW.
Response: City shall coordinate this.

Fire Review

1. Provide revised plans that provide a proper landing outside the overhead and man doors on the south side of the Farmers Market.
Response: Farmers Market area has been revised.
2. 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- Provide a fire lane on the south side of the Farmers Market that provides a minimum 20-foot drivable surface and proper egress from the building and pedestrian protection.

Response: Farmers Market area has been revised.

3. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings, or combustible roof eave lines.

Action required- Show the location of the dumpster enclosure for the Farmers Market.

Response: Farmers Market area has been revised.

4. The hydrant along the east drive from the parking garage is shown in different locations on various drawings and is not included on the Utility Plan. Provide clarification on its location. Do not place the hydrant in landscaping that can obstruct it from view.
Response: Shown location is final and landscaping there is such that it wouldn't obstruct the view of the hydrant.

5. Replace the hydrant removed from the intersection of SE 3rd Street and SE Green St.
Response: The hydrant is replaced with separate Public Street Plans Set and called out accordingly on Sheet C200.

6. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.
Action required- The gates shall be provided with a Knox switch or padlock.

Response: Padlock has been shown that will be approved by City prior to installation.

7. 503.3 Marking. 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 always maintained in a clean and legible condition and be replaced or repaired when necessary to provide adequate visibility.

Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating, "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING." Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. "FIRE LANE—NO PARKING". Option 2: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. "FIRE LANE—NO PARKING".

Action required- The fire access lanes on the east and south side of the Farmers Market shall be posted.

Response: Markings have been shown on Sheet C511.

8. 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.

Action required- Aerial fire lanes are measured by drivable surface, not back of curb. Correct the lane width east of the proposed hotel and south side of the proposed parking garage.

Response: Farmers Market area has been revised.

Building Codes Review

1. Provide complete meter pit design.
Response. This has been provided on Sheet C401.
2. Move backflow preventer into building and replace with RPZ type.
Response: Refer to Building Permit Response Letter.
3. Provide calculations to justify 4" water meter. Consider using multiple 2" meters as they don't require a custom pit and are far more cost effective. (2" meter - 160gpm - \$38,000) (4" meter - 500gpm - \$183,000)
Response: Water meter reduced to 3 inches and calculations included with the resubmittal.

IT Review

1. Sheet TN101
Response:
 - A. There is 16U wall-mounted, pivoting cabinet referenced IDF as per Keynote T10 to serve mainly plaza data ports.
 - B. IDF is connected by 12 strands MM fiber cable to MDF in IT118 Room.
2. Sheet TN001
Response:
 - A. The maximum distance for POE cables is 328 feet, which is not exceeded for shown outlets.
3. Sheet C200 (Overall utility plan)
Response:
 - A. Three, 4-inch conduit as per Sheet TN001 are required for connection for internet service.
 - B. They are added to Sheet C200.
4. No need to update tech sheets, only utility plan needs to be updated.
Response: Sheet C200 updated accordingly.

Plan Changes: Revised Plans attached to this Document.

1. Cover Sheet: Sheet has been updated per City comments.
2. Sheets 001 to 003: Sheets have been updated per City comments and final material selections.
3. Sheets L100 to L102: Sheets have been updated per City comments.
4. Sheets L200 to L219: Sheets have been updated per City comments, AT&T shed removal, final material selections, labels, and dimensions added.
5. Sheets C100 to C106: Sheets have been updated per City comments and AT&T shed removal.
6. Sheet C200: Sheet has been updated per City comments and AT&T shed removal.
7. Sheets C300 to C322: Sheets have been updated per City comments, AT&T shed removal and Farmers Market building coordination.
8. Sheet C400: Sheet has been updated per City comments, AT&T shed removal and Farmers Market building coordination.
9. Sheets C500 to C511: Sheets have been updated per City comments and AT&T shed removal.
10. Sheets L300 to L321: Sheets have been updated per City comments, AT&T shed removal and final material updates.
11. Sheets L400 to L490: Sheets have been updated per City comments, AT&T shed removal and final material updates.
12. Sheets L500 to L591: Sheets have been updated per Site Plan updates.
13. Sheets E000 to E401: Sheets have been updated per City comments, AT&T shed removal and Site Plan updates.
14. Sheet A-201: Sheet has been updated per City comments.

Specification Changes: Revised Specification Sections attached to this Document.

1. 011000 - Summary
2. 012000 – Price and Payment Procedure
3. 033000 – Cast-In-Place Concrete
4. 042000 – Units Masonry Assemblies
5. 044313.13 – Anchored Stone Masonry Veneer-Site
6. 057300 – Decorative Metal Railings-Site

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7. 321313 – Concrete Paving
8. 321316 – Decorative Concrete Paving
9. 321373 – Concrete Paving Joint Sealants
10. 321400 – Unit Paving
11. 321813 – Synthetic Turf System Surface
12. 321823 – Synthetic Turf Subsurface and Drainage System
13. 323300 – Site Furnishings
14. 328400 – Planting Irrigation
15. 329200 – Turf and Grasses
16. 329300 – Plants

We look forward to your approval.

Sincerely,

GLMV Architecture

A handwritten signature in black ink, appearing to read 'Chaz Prunte', is written over the printed name.

Chaz Prunte
Project Manager

RCP/as

Enclosure

c (w/enc.): 18225R21006