

GBC DESIGN, INC.

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January 18, 2024

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Attention: Scott Ready
Project Manager

Subject: **Chick-fil-A #2859 Summit Fair**

Dear Scott,

The following is a response letter to the comment letter that is dated December 20, 2023, for the above subject.

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|------------------------|-----------------------------------|--|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | No Comments |
|------------------------|-----------------------------------|--|-------------|

GBC Response: Noted.

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|---------------------------|--------------------------------------|--|-------------|
| Engineering Review | Susan Nelson, P.E. (816) 969-1229 | Senior Staff Engineer Susan.Nelson@cityofls.net | Corrections |
|---------------------------|--------------------------------------|--|-------------|

1. Submit an Engineer's Estimate of Probable Construction Costs.

GBC Response: An engineer's estimate of probable construction cost has been prepared and provide with this resubmittal as requested.

2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

GBC Response: Per email correspondence received on 12/22/2023, since the disturbed area is less than an acre, a SWPPP and the MDNR Permit will not be required.

3. Title Sheet - General Notes

-Remove reference to Missouri Department of Transportation governing construction and change to the City of Lee's Summit.

GBC Response: MODOT reference has been removed from the notes and revised to reference the City of Lee's Summit as requested. See Sheet C-000.

-Show location of all oil/gas wells, or indicate none are present, and cite the source.

GBC Response: A note has been provided on the plans that indicates there are no oil/gas wells present on the site per the ATLA survey. See Sheet C-000 for note.

4. Please provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk. Also, include details through the stiped cross-walks to access the building.

GBC Response: A complete ADA plan outline route, spot grades, and running slopes has been prepared as requested. See Sheet C-301.

5. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

GBC Response: Note has been provided to the curb and gutter detail for this requirement. See Sheet C-401

6. All asphalt materials shall conform to the KCMMB Asphalt Material Specification, current edition.

GBC Response: Note has been provided for this specification to the general notes section. See Sheet C-000.

7. Only ornamental tree varieties are allowed within public easements. Please verify and revise accordingly.

GBC Response: The landscaping plan has been revised to specify an ornamental tree as required. See Sheet L-100.

Traffic Review Erin RalovoCorrections

Erin.Ravolo@cityofls.net

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1. Minimum size of STOP sign is 30" per MUTCD. One of the STOP signs shown is too small. Also, a Do Not Enter cannot be placed on the back of the STOP sign if it obscures the shape of the STOP sign. Either increase the size of the STOP or move the DNE to a separate post. Minimum size for Do Not Enter is 30" x 30".

GBC Response: Signage package has been revised to show all stop signs at 30" per MUTCD as required. Please see updated signage package.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments

GBC Response: Noted.

Building Codes Review Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Corrections

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1. All structures greater than 6'-0" in height must have complete foundation and connection designs sealed/signed by professional engineer. Includes, but not limited to, monument sign, menu boards, height signage, etc.

GBC Response: Foundation design drawings that have been signed and sealed by a professional engineer have been provided for all the proposed structures as requested. See the updated signage package for review.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack Meaney", with a stylized flourish at the end.

Jack Meaney, P.E.

Enclosure

c: file