



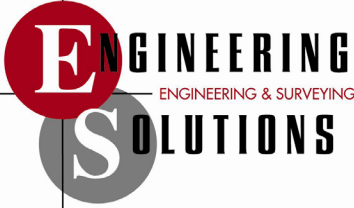
Application Number: PL2023214
Application Type: Commercial Final Development Plan
Application Name: Lakewood Business Center on I 470 - 600 NE MAGUIRE BLVD
Location: 600 NE MAGUIRE BLVD, LEES SUMMIT, MO 64064

Please find responses to City comments in bold below.

Planning Review

Corrections

1. Provide application and ownership affidavit - response letter indicated it was provided but it is not in our tracking system. Please re-upload.
The most recent comment response states that the previously made comment above has been addressed by providing the application and ownership affidavit. Neither document has been uploaded into our system and therefore is still an outstanding item to address. **See Upload.**
2. MECHANICAL EQUIPMENT. Previous comment - mechanical equipment. It is unclear if this will be rooftop units or ground mounted. Please clarify and show how they will be properly screened.
The most recent response letter indicates that mechanical equipment will be rooftop and will be shielded by parapets. However, revised architectural plans were not submitted with the most recent re-submittal to reflect the use of parapets on all sides of the buildings. The most recent architectural plans with a revised date of 12/7/23 shows no parapets along the rear building elevation. Rooftop equipment shall be screened on all sides by parapet walls. **Rooftop. Shielded by parapets. See New Arch Plans.**
3. BUILDING ELEVATIONS. From previous comments. Elevations - Please provide horizontal and vertical projections to break up the long facade.
The north facade still has no projections. You may have some downspouts that could be boxed in and painted a contrasting color.
No revised architectural elevations have been submitted with the most recent resubmittal to address the previously made comment above. **See New Arch Plans. Under separate cover.**
4. FAA FORM 7460. Show that you have turned in a form 7460 to the FAA and provide their approval/comments.
The most recent comment response letter acknowledges the requirement to provide the City a copy of the FAA response. No building permit shall be issued until such time as the FAA response is received. **Noted and once approved will provide the FAA Approval.**



Engineering Review

1. The response to comments letter stated that a SWPPP had been submitted, but it does not appear a SWPPP was uploaded. A SWPPP is required for this project prior to formal approval. **PROVIDED WITH SUBMITTAL.**
2. Previous comment about curb inlet within an easement in the southeast corner of the parking lot was addressed by moving the curb inlet outside the limits of the easement. The grading plan, however, appears to show an area which will not drain. Please evaluate, and either change the grading plan or propose an alternate solution.
3. Sheet C.400: Please use standard line weight for existing features such as the existing sanitary sewer lateral. The proposed sanitary sewer line should be in bold, and the existing should be lighter. **REVISED.**
4. Please refer to previous comment letter concerning at-grade gutter buddies versus sump condition gutter buddies. Some notes were provided, but applied inconsistently. For instance, none of the gutter buddies along Maguire were called-out whether they were sump or at-grade. **ADDED.**
5. As requested in previous comment letter, please show a schematic view of the at-grade gutter buddies. This should be shown on the plan view, and should show, in general, what the at-grade gutter buddies will resemble when properly installed. They do not need to be to scale, but should show the general outline of what it should resemble. Please revise at all at-grade gutter buddy locations. **ADDED.**
6. Cost estimate appears to be missing the following items: 1) sidewalks, 2) PCC pavement. In addition, the estimate was not sealed. Please provide a signed and sealed cost estimate and please add the above to the estimate. **ADDED. PROVIDED WITH SUBMITTAL.**

Fire Review

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. **NOTED.**



Response Comment Letter
February 8, 2024
Lakewood Business Center on I 470 - 600 NE Maguire Blvd
Lee's Summit, MO

Building Codes Review

1. Architectural designs not covered under this review.

Action required: Comment is informational. 12/13/23 - acknowledged in letter. **NOTED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht