



March 28, 2024

City of Lee's Summit, Missouri
Attn: Scott Ready
220 SE Green Street
Lee's Summit, MO 64063

**RE: Longview Mansion – Parking Lot Addition FDP
PL2024031**

We are responding to your comments dated March 15, 2024. Please find the original comments below; our responses are below in bold italics.

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

Thanks,

Chris Holmquist

Planning Review

1. Please provide details how ADA users will be directed to the ADA lot.
 - ***ADA users will be directed to ADA lot with appropriate signage. See sheet C04A for sign locations.***
2. Please provide a short narrative justifying how the consolidation of the ADA stalls will provide substantially equivalent or greater accessibility in terms of distance from an accessible entrance or entrance, and improved user convenience.
 - ***The proposed ADA parking stalls are adjacent to the existing ADA stalls, which are 90-feet closer to the ADA entrance of the mansion than the proposed parking lot. The location of the existing and additional spaces provide an approved accessible path to the mansion. Routing from the proposed parking lot northwest of the mansion does not meet ADA requirements.***

Engineering Review

1. Informational Comment: Waiver for stormwater detention is currently under review.
Acknowledged.

2. Grading plan shall be revised to account for the subgrade being extended a minimum of 1-foot beyond the back of curb. As shown, the subgrade for the pavement will extend into the infiltration trench, and what was 5.5 feet width for the infiltration trench will be only 4.5 feet width. Please revise, and ensure a maximum 3:1 slope is maintained.
 - ***The infiltration trench and grading plan have been revised. The infiltration trench begins 1 ft behind the back of curb.***
3. KCMMB asphaltic concrete mix is now required on all projects as of Oct. 2023. Please provide notation on the typical section views of the pavement to provide KCMMB asphaltic concrete mix.
 - ***A comment was added to the standard duty asphalt pavement section detail on Sheet C11 stating "All asphalt materials to conform to the KCMMB asphalt material specification, current edition."***
4. Standard duty asphaltic concrete is called-out. Will any trash trucks or emergency vehicles utilize the parking lot? If so, an additional 1-inch of base course asphaltic concrete is needed in accordance with the Unified Development Ordinance (UDO). Please revise if appropriate.
 - ***No trash trucks or emergency vehicles are planned to utilize the proposed parking lot.***
5. The infiltration trench is shown discharging near the USACE property line without any indication of off-site contours or grades. It appears there is a gentle swale that should be utilized. Please evaluate and relocate the discharge point where a swale already exists.
 - ***The location of the discharge point has been relocated to the gentle swale.***
6. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate.
 - ***An Engineer's Estimate of Probable Construction Costs has been completed and is submitted along with the final submittal construction documents.***