



May 17, 2024

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

RE: #2001 Lee's Summit – Salad and Go Comment Response #1

To whom it may concern:

Regarding the incomplete application letter dated April 26, 2024, please accept the following responses.

Required Corrections – Planning Review

1. LOT INFORMATION. Label all the property line dimensions for the future Lot 10F configuration. The overall site plan on Sheet C200 lists some property line dimensions for the current Lot 10C configuration.

Response – See sheet C200. Property line dimensions for Lot 10F added.

2. STREETS. Label the NW Chipman Rd centerline in order to indicate that the R/W dimension provided on Sheet C200 is not for the entire width of R/W.

Response – See sheet C200. Centerline is called out.

3. SIDEWALKS. Construction of a 5' sidewalk is required along the entire NW Chipman Rd frontage of the subject site as shown on the plat.

Response – 5' sidewalk is added along NW Chipman Rd.

4. MECHANICAL SCREENING. Sheets A201 (Exterior Elevations) and A506 (Electric Panel Details) appear to show that the proposed parapets are of adequate height to comply with the City ordinance requiring all RTUs to be fully screened from view on all sides via the use of parapets extended to a height at least equal to the heights of the units being screened. Please confirm that the depicted height and screening takes into account any additional height added to the units from any curb or like structure on which the RTUs will sit.

Response – See comment response from Rogue Architect design partners dated May 4.

5. TRASH ENCLOSURE. The Portland cement concrete trash enclosure approach shown on the plans has a length of approximately 15'-9" from the enclosure opening. To comply with

City ordinance, trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

Response – Concrete trash enclosure opening length increased to 30'. See Pavement notes on Sheet C201 for concrete specifications.

6. PARKING LOT PAVEMENT. The Fire Access Road Note on Sheet C200 states that all fire access lanes shall be heavy duty asphalt capable of supporting 75,000 pound loads. However, the legend on the same page indicates the use of light duty asphalt over the whole site. The only asphalt pavement section composition listed under the Pavement Notes on Sheet C201 is that for a light duty option of 1.5" surface course over 4" base course. Heavy duty is 1.5" surface course over 5" base course.

Response – See Sheet C201. Fire access lane shown as heavy duty asphalt pavement. Surrounding areas shown as light duty asphalt pavement. Pavement notes updated with heavy duty asphalt specifications.

7. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided along the western boundary of the parking lot where it will be extended in the future to connect to the abutting lot at the time said pad site is developed. Revise the plans accordingly. However, staff will coordinate on the need and timing of actually constructing said temporary asphalt curbing depending on the progress and timing of the development of the abutting pad site.

Response – Temporary asphalt curbing added along western boundary and called out as construction note 14 on sheet C201.

8. SIGNS. As noted on the plans, signs are reviewed and approved under separate cover via a sign permit application. FYI, this site is subject to the signage standards for the Summit Orchards West development established by the developer and approved by the City Council that limits tenants under 5,000 sq. ft. to one (1) wall sign per facade (but no more than 3); a maximum 4' letter/logo height and allowable sign area not to exceed 10% of the facade on which the signs are mounted. Monument signs are limited to one (1) per lot, 12' maximum height, 72 sq. ft. sign face and 96 sq. ft. overall structure area (inclusive of sign face).

Response – Noted

9. CROSS ACCESS AND CROSS PARKING. Add a note to the plans regarding the cross access and cross parking rights and obligations established via the plat that affect the subject lot.

Response – Note added. See sheet C200.

Required Corrections – Engineering Review

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

Response – Submitted in this FDP resubmittal.

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

Response - WSO Partners LLC will obtain a MDNR MORA permit covering site disturbance activities over the entire 2.7 +/- acres of Lot 10C. Upon completion of the grading, storm sewer, public sanitary sewer and private drive improvements by WSO Partners LLC, Salad and Go will independently maintain the BMP's (as shown on Sheet C500 of these plans) upon Lot 10F until site stabilization. A separate MODNR permit should not be required given this site is under 1 acre in land area.

3. Please be advised that there are updated plans for the public sanitary sewer extension. The public sanitary sewer and associated sewer easement extend further into this lot than shown. The manhole and lateral stub locations have changed to accommodate the appropriate connection to the public sanitary sewer. Revise your development plans accordingly.

Response – See Sheet C401, Manhole and lateral stub locations updated.

4. Label the existing sanitary sewer manholes with the City naming convention. The last sanitary sewer manhole in the public sanitary sewer extension into this lot is designated as MH 22-148.

Response – See Sheet C401, sewer manhole name updated. See keynote O.

5. Revise the service connection to the existing sanitary sewer stub. All building sewer stubs shall be SDR 26 (minimum) PVC and use of a saddle connection is not allowed.

Response – See Sheet C401, Sewer stubs updated to SDR-26.

6. Show the existing 12-inch water main along Chipman Rd. and along Ward Rd. Direct connection to the 12-inch water main along Ward Rd. would eliminate two bends used in the proposed configuration.

Response – See sheet C401. Existing 12" Water Main along Chipman Rd is called out as Keynote D.

7. Show the size and location of water main connection and water meter (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. Note on the plans that the building service line connection to the water main is made by a corporation stop.

Response – See sheet C401. Connection to water main shown and called out as keynote C. Size and Location of water meter shown and called out as keynote S.

8. Soft type “K” copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).

Response – See Sheet C401. Water line updated to soft type “K” copper service line (keynote B).

9. Please be advised that there are updated development plans for the adjacent lot to the west. Revise your development plans accordingly.

Response – Noted. Base files updated throughout the plan set.

10. Add a note stating: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.”

Response – Note added. See Sheet C001, General Construction Note 1.

11. Provide a drainage map that shows the intent to drain everything to the existing curb inlet. Add calculations to the plans that show that the existing storm system is sized correctly.

Response – Drainage map provided, see sheet C700. The reduction in impervious area ensures the previously approved stormwater system can handle the proposed site design conditions, as stated in the drainage memo.

12. Show pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

Response – Pavement sections are included in Sheet C601. Notes per Section 2200 of the City Design and Construction Manual are included in sheet C001 under “Paving, Grading and Drainage Notes” numbered 21 & 22.

13. . Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

Response – Aggregate base extension beyond the back of curb is provided on Sheet C601 under “Heavy Duty Asphalt Pavement” detail.

14. 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 sidewalks. Also, include details of the sidewalk through the new driveways. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Include all ADA facilities for access to the building. Add sidewalk along Chipman Rd. to connect to the sidewalk added with the adjacent development project to the west.

Response – All requested ADA slopes and spot elevation callout are added to C300 – Grading Plan. Sidewalk along Chipman road is shown on C201 – Site Plan.

15. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

Response – Noted and Verified. See sheet L100 – Landscape Plan.

Required Corrections – Traffic Review

1. Sidewalk is required along Chipman Road.

Response – Noted. Sidewalk along Chipman road is shown on C201 – Site Plan.

2. Staff would like to see a pedestrian way similar to that shown on the Andy's site leading up from the sidewalk, or a shared facility on the boundary.

Response – Noted. Pedestrian way provided and shown on C201 – Site Plan.

Required Corrections – 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.

Response – Noted.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Action required- Fire department access lane shall be capable of supporting 75,000-pounds. Plans call out light asphalt.

Response – See Sheet C201. Fire access lane shown as heavy duty asphalt pavement. Surrounding areas shown as light duty asphalt pavement. Pavement notes updated with heavy duty asphalt specifications.

Required Corrections – Building Codes Review

1. Architectural design package used as a reference but has not been evaluated for compliance.

Response – See comment response from Rogue Architect design partners dated May 4.

2. Provide complete light pole base detail. (noted as ref: structural but not found in submittals.)

Response – See comment response from Rogue Architect design partners dated May 4.

Please contact me at (619) 272-7187 or francisco.hernandez@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN

Francisco Hernandez