



July 23, 2024

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

Re: Village at Discovery Park, Lots 5-8 – PL2024136 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated June 12, 2024. The engineering plans have been revised to address the comments. The original comments are below and follow the order as shown in the review comments. Our responses are in bold, and follow each individual comment.

Planning Review

1. VICINITY MAP. Correct the directional prefix for Colbern Rd from NW to NE.

Directional prefix has been revised.

2. STREETS. 1) Add the NE directional prefix to the Trails Edge Blvd, Alura Way and Discovery Ave street name labels on all sheets showing the street name. 2) Correct the directional prefix for Colbern Rd from NW To NE on all sheets showing the street name. Both of these comments apply to Sheets CE 2.1, CE 4.1, CE 4.2, CE 7.1 and CE 7.2. 3) Label the tract width or half-width that contains the named private streets/drives (i.e. Trails Edge Blvd, Alura Way and Discovery Ave).

Tract 'B' width has been added along with all directional prefixes.

3. PARKING. The parking calculation provided on Sheet CE 7.2 indicates that parking is being provided at a rate of 1.5 spaces/unit. The UDO requires parking be provided for 1-2 bedroom units at a rate of 2.0 spaces/unit (1.5 spaces/unit + 0.5 spaces/unit for visitors). However, the approved preliminary development plan utilized a ULI shared parking model for the development that would provide parking for the residential component at a rate of 1.17 spaces/unit and 0.15 spaces/unit for visitors at peak demand time. Add a note to the plans regarding the lower parking requirement standard approved with preliminary development plan.

Parking calculations have been revised to match the preliminary development plan.

4. LIGHTING. The photometric plan and fixture schedule only includes information for the parking lot pole lights. No information is provided for any wall-mounted light fixtures. Include information for the all proposed exterior wall-mounted light fixtures. Said fixtures shall comply with the requirements of UDO Sections 8.220, 8.260 and 8.270.

Any wall-mounted light fixtures as part of this development are not intended to provide general illumination. All wall-mounted fixtures are intended to be considered as accent lights per UDO 8.270. The only other building exterior lighting will be full-cut off downlights installed in canopies at building entrances, which do not contribute to the site lighting calculations.

5. BUILDING ELEVATIONS. 1) No building elevations are provided for the dog daycare on Lot 8--only renderings are provided. Scalable and dimensioned architectural building elevations of all sides of the building shall be submitted as part of this application. The building elevations shall have callouts of all exterior building materials and colors. Renderings are helpful artistic representations that convey what a building will look like, but they only serve as a supplement to scalable architectural drawings. 2) Provide a color schedule for the exterior building materials on the animal hospital building elevations.

Building elevations are now provided for Lot 8. Color schedule for Lot 6 building is also provided.

6. MECHANICAL SCREENING. All roof-mounted equipment shall be screened entirely from view on all sides by using parapet walls at the same height as the mechanical units. Dash in the location of all roof-top mechanical units on all building elevations to review for compliance with the screening requirement. Take into account the added height from any curbs on which the RTUs will sit when designing the final parapet wall height. Show the location of any ground-mounted equipment on the site plan. Ground mounted equipment shall be totally screened from view by evergreen landscaping or masonry wall up to a height of the units to be screened.

Building perspective drawings are included to show adequate screening of all roof-top equipment.

7. EXTERIOR BUILDING MATERIALS. The building elevations provided for the animal hospital include the use of metal wall panels as a primary exterior building material. The City's development ordinance only allows the use of metal in an incidental manner (e.g. trim, canopy, standing seam metal, etc.) unless otherwise approved by the City Council as part of a preliminary development plan (PDP). The PDP for Discovery Park Phase 1 included design guidelines governing materials, which did not include the use of metal as a primary exterior material. The rendering of the subject building in the PDP application

showed the use of a masonry or cementitious wall panel material where the metal is now shown. Masonry and cementitious panel are both approved materials. Pursuit of the metal wall panel system as shown on the elevations will require a new PDP application that requires public hearings before both the Planning Commission and City Council. Said process typically takes 3 months from the time of application.

The exterior building material has been updated to show masonry.

8. LANDSCAPE PLAN. The landscape compliance table lists the site's current zoning as CP-2 and proposed zoning as PMIX. The site has already been rezoned to PMIX. Revise to reflect the current PMIX zoning.

The landscaping plan has been revised to reflect the current zoning and comply with all associated design standards.

9. LANDSCAPE ISLAND WIDTH. Tree planting areas within landscape islands shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The north-south oriented "canoe" landscape island located between Lots 5 and 7 does not meet the minimum width requirements for tree planting areas. Similarly, the shorter east-west double "canoe" located between Lots 5 and 6 also doesn't meet the minimum width requirement.

Parking lot landscaping was redesigned to eliminate tree planting areas in landscape islands that are less than 10' in width. All islands where trees are now shown are a minimum of 10' in width.

10. TRASH ENCLOSURES. 1) 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. 2) No details for the proposed trash enclosures have been provided. Provide a detail(s) of the proposed enclosures. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

Trash enclosure approach has been extended to 30' for all areas. Trash enclosure details are now included as part of the plan set.

11. PARKING GARAGE. 1) Will any ADA accessible spaces be provided in the Lot 7 parking garage? If so, call out said spaces and adjacent access aisle(s). Also dimension the space(s) and access aisle(s). 2) Dimension the widths of the garage entrance/exits and the interior drive aisle lane.

ADA spaces are now shown in parking garage with dimensions. Dimensions for drive aisles including entrances and exits are now shown.

12. FENCE/SCREEN. Provide a detail of the fence/screen proposed to be used for the dog daycare outdoor exercise area for review.

Fence detail is now provided. Please see sheet A800.

13. FAA FORM 7460. A Form 7460 shall be submitted to the FAA and comments received back and provided to the City prior to the issuance of any building permit.

FAA forms are included with this submittal for all lots.

Engineering Review

1. General: 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.

Detail 2 on CE 8.1 illustrates that aggregate base extends 12" beyond back of curb at a minimum with compaction of native subgrade to 95%.

2. Sheet CE2.1: Please include a legend for the different shading, if not labeled, on this sheet and throughout the plan set.

Legend on cover sheet has been updated to reflect the different pavements and buildings.

3. Sheet CE3.0: Existing contours are missing from the SW corner.

This was a plotting error but has been resolved in this submittal.

4. Sheets CE4.1 & CE4.2: Please include water meter sizes and pipe sizes. Additional vault comments may be forthcoming based on sizes provided.

Water meter and pipe sizes are now included on labels.

5. Sheet CE5.1:

- What does the cross-hatching represent? Please clarify.
- Please label flowline elevations of all pipe separations that are 2 feet or less.

Cross-hatching represents the type of backfill required in this area. It is now labeled for clarity. Flowlines for proposed pipe crossings are also now shown on profiles.

6. Sheets CE6.1 & CE6.2:

- What does the cross-hatching represent? Please clarify.
- Please label flowline elevations of all pipe separations that are 2 feet or less.
- 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.
- Please review drops across structures and verify that they all meet the City's requirements shown in the Design and Construction Manual Section 5604.5.
- A pipe crossing appears to be missing on Line 1 (downstream of Structure 1F) and Line 7. Please include.

Labels have been added to clarify hatching in profile views. All proposed pipe crossings that are within 2' are labeled with flowline callouts. Water crossing on Line 1 and sanitary crossing on Line 7 are now shown and labeled.

Traffic Review

1. The trash enclosure in the center of the development is not advised. This could likely interfere with the main drive access during pick up times.

Understood. The trash enclosure was moved away from the building to increase air quality near the main entrances of lot 7. Main drive access may be limited for a short period but there are drive lanes to use if necessary to bypass the trash truck.

2. Drive radii do not meet the City's requirements and should be 35 FT. Please provide turning movements for the design vehicle. At a minimum the design vehicle should be a fire truck but if there will be truck deliveries to the retail spaces these vehicles will need to be accommodated.

These driveways are approved and considered existing per Olsson's "Private Site Development Plans" approved 11/01/2023. They are not included with our design. We are connecting to the planned existing driveways and maintaining the same width into the internal parking area.

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.

Understood,

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

The 300' distance is exceeded on Buildings 5, 7 and 8.

We have added an internal waterline with hydrants to resolve this issue. There are also additional hydrants proposed to be added to the existing waterlines both to the north and south of this project.

3. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

How will this be met on Building 5?

How will this be met

The drive lanes adjacent to lot 5 were redesigned to be closer to the building and provide additional coverage in the 15' – 30' range per conversations with Jim Eden. Lot 7 has coverage on the entire north side of the building adjacent to NE Alura Way.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Building 5 does not have a hydrant within 100 feet of the FDC.

The FDC on building 5 was moved to the northern side of the building, there is a proposed hydrant approximately 35' to the east.

Building Codes Review

1. Inadequate information to complete review.

Provide the following:

- Specify type of connection at mains (corps provided by LSW)

- Specify all water pipe sizes
- Specify type of water piping.
- Specify type and size of meters.

Labels on utility plan, CE 4.1 – CE 4.2, have been updated to specify connections, pipe material, pipe size, and meter size.

Please review attached submittal and if there is any additional information needed you may contact by email at ndixon@crockettengineering.com or at 573-447-0292.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Nolan Dixon".

Nolan Dixon, EIT