

Date: September 12, 2024

To: City of Lee's Summit

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
PL2024168
Associated Plastic Surgeons
PEI #240024

Planning Review

Ian Trefren
(816) 969-1605

Planner
Ian.Trefren@cityofls.net

Approved with Conditions

1. Miscanthus sinensis / eulalia and Acer platanoides are both considered invasive species by the MO Department of Natural Resources. Please consider using alternative plantings.

Response: Acknowledged. See revised landscape plan.

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 Cost.

Response: Acknowledged. See included Engineer's Estimate of Probable Construction Cost.

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

Response: See included SWPP. We acknowledge that the MDNR permit will need to be pulled and provided to the City prior to permit issuance.

3. Stormwater Memo:

- Please name the correct development for the project. The memo states I-140 and it is I-470
- Attach the original stormwater study for the regional detention that is referenced.

Response: Acknowledged. The name of the development of the project has been corrected. We have requested the original stormwater study from the reviewer but have yet to receive it to reference in the report. Please provide and we will attach to the appendix and reference within the text.

4. Shown on all plan sheets the existing utility easements. Verify that the proposed monument sign, including any foundation elements, will not encroach into any utility easement. Verify and add a note to the plans that only ornamental tree varieties may be planted in any utility easement.

Response: Acknowledged. All existing utility easements are shown and the proposed monument sign is outside of the easements. A note has been added to the landscape plan regarding trees within utility easements.

5. Show the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee with two valves at the main and a valve provided at the BFPD. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain.

Response: Acknowledged. Keynote W4 has been updated to include the required tee and valves. The BFPD has been relocated to ensure it is outside of the easement. Keynote W6 has been updated to refer to the site specific BFPD detail on Sheet 702 which shows the proposed infiltration system for drainage of the vault sump.

6. Show the water meter located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters (LS 6901 L. Water Meters).

Response: Acknowledged. Water meter locations have been adjusted. Domestic and irrigation are shown with their own connections to the water main.

7. Provide a complete plan for the ADA-accessible ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include specific details of the sidewalk through the new driveways. Site specific information is required on these ADA plans. Specific elevations, slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. The City standard details do not allow wings on ramps, please revise. Show the connection to existing sidewalk on the north property line. Please explain the sidewalk flume.

Response: Acknowledged. See added Sheet C102 which documents the ADA routes throughout the site. Additional elevation and slope call outs have been added to enlarged grading plan to ensure that the running slope and cross slope for all ADA ramps, landings, and sidewalks are indicated on the plans. Wings on ramps removed. Future sidewalk connection to the existing sidewalk on the north property line shown as future as it will be developed when the northern lot is developed. The sidewalk flume will be utilized to convey stormwater along the west curb line of the parking lot from the southern block of stalls to the northern block of stalls. The flume will have a 6" curb on each side and a metal plate will be bolted to the top along the sidewalk route. See the details included for both the flume and the metal plate.

8. Add compacted fill hatch below Storm Line 2 where the existing profile is lower than the pipe.

Response: Acknowledged. Compacted fill is now shown on both storm lines where required.

9. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.629 – Parking Lot Design will still govern for overall thickness requirements.

- 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: Acknowledged. Notes have been added to the standard detail sheet containing the pavement sections on Sheet C700. Asphalt surface course revised to 2".

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

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: Acknowledged.

2. Ref. C300 W9- Private hydrants shall be optic yellow with the bonnet of the hydrant painted silver

Response: Acknowledged. Keynote on Utility Plan and detail on Sheet C702 updated.

3. 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.

Locate the FDC outside of the screened mechanical area.

Response: Acknowledged. FDC location adjusted and note added to Utility Plan.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
------------------------------	------------------------------	--	--------------------------

1. Architectural plans not reviewed under this process.

Response: Acknowledged.

Action required: Comment is informational.