

October 7, 2024

City of Lee's Summit, MO
ATTN: Daniel Fernandez, Project Manager
220 SE Green
Lee's Summit, MO 64063

RE: PL2024112: Discovery Park, Lot 9 – Mixed Use Building and Apartment Building

Own, Inc. has received your comments dated May 7th, 2024 and has the following responses:

Required Corrections:

Planning Review	Hector Soto, Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
-----------------	------------------------------------	--------------------------------------------	-------------

1. LEGAL DESCRIPTION/LOT NUMBER. Revised the reference from Lot 9 to Lot 9-1 throughout the document (e.g. legal description, title block, etc.), as the site will be known upon approval recording of the minor plat currently under the review process. All the property line dimensions, lot area, etc. are based on the future Lot 9-1 configuration.
OWN Response: Plan sheets revised to The Village at Discovery Park – Lot 9-1.
2. STREETS. Dimension the roadway private tract width for Alura Ct along the east frontage of Lot 9-1.
OWN Response: Ex. 50' roadway tract (private) added to Sheet C201 – Dimension Plan.
3. DRIVE AISLES. Internal drive aisles serving two-way traffic shall have a minimum pavement width of 24' (excluding curb and gutter). The 24'-wide dimensioned aisles are taken to the face of curb as currently shown. Revise the meet the 24' width without the curb (i.e. actual asphalt pavement width only).
OWN Response: Drive aisles have been revised to 26' (gutter to gutter) per fire access comment.
4. PHOTOMETRIC PLAN. The photometric plan only appears to include the parking lot pole-mounted light fixtures. No information is provided for wall-mounted fixtures on the building. The photometric plan shall also include light levels produced by the wall-mounted fixtures. Wall-mounted fixtures shall comply with the fixture standards under UDO Section 8.220, 8.260 and 8.270. Provide specifications for the proposed wall-mounted fixtures.
J-Squared Engineering Response: All proposed-building mounted lighting complies with UDO 8.220, 8.260, and 8.270. Up/down wall scone 'W2' has full independent control of lighting angles in up and down directions, and will be installed such that all uplighting is directed back onto building facade as accent lighting in accordance with UDO 8.270.

5. MECHANICAL EQUIPMENT. Dash in the roof line and roof-top mechanical equipment on the building elevations to ensure that the proposed building parapet wall heights are of sufficient height to fully screen said equipment from view on all sides. Take into account the added height for any curbs on which the RTUs will sit when designing the parapet wall heights.

Rosemann & Associates Response: Per discussion with Senior Planner, Hector Soto, mechanical equipment does not need to be screened from a 'head on' view as is shown on the building elevations. Rather, the concern is the equipment is screened from the public right-of-way. Perspectives have been provided in lieu of elevations to demonstrate that even though a discrepancy may exist between top of equipment and top of parapet, the mechanical equipment is still screened from the public right-of-way and is meeting the intent of the ordinance. Assumptions have been made for the equipment size to serve the future commercial spaces and will need to be re-evaluated on an individual basis as those spaces become occupied with a commercial tenant.

6. GARAGE PLANS (SHEETS A-100 AND A-). Dimension the lengths and widths of the standard parking spaces, accessible spaces and accessible aisle on the garage floor plans. Also dimension the widths of the drive aisles serving the parking garage.

OWN Response: Drive aisle widths serving parking garage added to Sheet C201 – Dimension Plan.

Rosemann & Associated Response: Typical parking stalls dimensions added.

7. PLANT MATERIAL SIZE. The caliper size is not provided for most of the trees included in the Plant Schedule. The minimum caliper size for shade trees is 2.5" caliper; the minimum caliper size for ornamental trees is 1.5".

Landworks Studio Response: Plant material sizes have been added to the Plant Schedule to comply with City of Lee's Summit requirements.

8. OPEN YARD LANDSCAPING. In addition to the street frontage tree and shrub planting requirements, open yard landscaping is required to be provided at a rate of 1 tree for every 5,000 sq. ft. of total lot area minus the building footprint square footage. Similarly, 2 shrubs are required to be planted for every 5,000 sq. ft. of total lot area minus the building footprint square footage.

Landworks Studio Response: Additional Open Yard Landscaping has been added to the Landscape Plan to comply with City of Lee's Summit Requirements.

9. PARKING LOT SCREENING. Screening to a height of two and one-half feet must be provided along the edge of the parking lot of loading area closest to and parallel to the private street. Screening shall be decorative and 100 percent opaque to a height of two and one-half feet above the elevation of the parking/loading area of the street, whichever is highest. See UDO Section 8.820.C for available parking lot screening options.

Landworks Studio Response: Compliant screening has been added to the parking lot area. This shall be a combination of hedge and berm in accordance with Sec. 8.820.C.4.

10. SITE DATA TABLE. For ease of reference, add a line item for the total number of parking spaces provided (standard + ADA stalls) of 158 spaces.

OWN Response: Total Parking Stalls: Per fire access aisle width revision the total number of parking stalls has been reduced to 155. (Standard + ADA) call out has been added to the total parking stall count within the site data table. See Sheet C200 – Site Plan for more detail.

11. TRASH ENCLOSURES. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be provided. 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.

Rosemann & Associates Response: Trash enclosure details added. See Sheet AS-100 for more information.

12. LANDSCAPING ISLAND WIDTH. Tree planning areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb, the islands in the middle of the surface parking lot do not meet the minimum island widths. Also, the trees planted at either ends of these same islands are less than 4' from the back of curb.

OWN Response: Landscaping island width has been revised to 10' (back-to-back). See Sheet C201 – Dimension Plan for revised landscaping island widths.

Engineering Review

Sue Pyles, P.E.
(816) 969-1245

Development Engineering Manager
Sue.Pyles@cityofls.net

Corrections

1. Revise “Lot 9” to “Lot 9-1” throughout the plan set.

OWN Response: Plan sheets revised to The Village at Discovery Park – Lot 9-1.

2. 30' of concrete pavement is required to extend from the trash enclosure door. Please revised to meet this minimum requirement.

OWN Response: Concrete pavement has been extended 30' from the trash enclosure door. See Sheet C201 – Dimension Plan for revised concrete pavement dimensions.

3. The City doesn't usually see ductile iron pipe as the specified material for fire lines. You aren't required to revised the material, but wanted to you be away that it's not required by the City.

OWN Response: Fire Service line material revised to C900 PVC. See Sheet C202- Utility Plan for revised service line material.

4. Please review the drainage structure labels on the Drainage Map and revise as needed.

OWN Response: Drainage structure labels revised and revised. See Sheet C400 – Drainage Map for revised structure labels.

5. Please include the design HGL on all storm sewer Profile reviews.

OWN Response: 10-yr design storm HGL added to storm sewer profile view. See Sheet C401 – Plan & Profile 1 and Sheet C402 – Plan & Profile 2 for more detail.

6. Please review the drainage structure types on all storm sewer Plan and Profile sheets and revise as needed.

OWN Response: Drainage structure types shown in plan and profile have been reviewed and revised as needed.

7. Please review all flowlines in Profile views to verify incoming crowns are at or above all existing crowns and all drops throughout structures meet requirements.

OWN Response: Pipe DS-2B has been revised to match crowns in proposed Str. 2A. See Sheet C402 – Plan and Profile 2 for more detail.

8. Please revise the Light-Duty Asphalt Section to detail to specify KCMMB asphalt Type A2. The minimum lift thickness allowed for Type 2 is 2", which does not meet the UDO requirements. The UDO will be revised to specify overall pavement thickness. Please either specify overall thickness or revise lift thickness accordingly.

OWN Response: Detail 05 / Seet C602 – Details – 3 has been revised to require 2" of KCMMB Type A2 asphalt surface.

9. Please revise the Fire Lane Pavement Section to meet the Fire Department requirements, as included in their comments.

OWN Response: Fire lane pavement section revised. See Sheet C602 – Details - 3 for more information.

10. Please include the City's Storm MH Cover (STM-6) and Storm MH Frame (DWG-7) Standard Details.

OWN Response: City of Lee's Summit Standard Details STM-6 and STM-7 added to Sheet C604 – Details -5.

11. Private easements will be required for the private water mains. Please shown throughout the plan set. Coordinate with the developer to determine if these easements all be platted of by separate document.

OWN Response: Proposed 10' watermain easement has been added.

Traffic Review

Erin Ralovo

Corrections

Erin.Ralovo@cityofls.net

1. Drive approach radii to the roadway need to be 35 ft. It appears that the fire truck modeled is off tracking onto the curb in some areas. Please Revise.

OWN Response: The fire truck tracking model was updated to show that it does not track over the curb. The radii is proposed to remain at 15' as has been previously approved in this development as the streets are privately owned streets.

Fire Review

Jim Eden

Assistant Chief

Corrections

(816) 969-1303

Jim. Eden@cityofls.net

1. Fire Lanes. IFC 503.2.1 – Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6069 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115mm). The 26-foot fire lane on the north side of the building is to be a permanent, hard surfaces fire lane.

OWN Response: Acknowledged.

2. Fire Lanes. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The fire access lanes in the east parking let shall be 26 feet wide.

OWN Response: Fire access roads have been revised to a 26' wide pavement sections. See Sheet C201 – Dimension Plan and Sheet C203 – Fire Access Plan for more detail.

3. Imposed Loads. IFC 503.2.3 – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and be surfaces so as to provide all-weather driving capabilities.

OWN Response: Acknowledged.

4. FDC. 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. Provide a fire hydrant within 100 feet of the FDC for Building 9A.

OWN Response: Building 9A FDP location revised to within 100' of a fire hydrant. 4-inch Storz Type fitting call out added to Sheet C202 – Utility Plan.

5. Provide a fire hydrant within 100 feet of the FDC for Building 9A.

OWN Response: Building 9A FDC location has been revised to the S building face. This location is within 100' of an existing fire hydrant as required.

6. Turning movements shall be shown with a 44' straight frame aerial.

OWN Response: Aerial fire truck template revised to 44'. Reference Sheet C203 for revised turning template.

Building Code Review Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Corrections

1. For a 2" meter, piping from the main to 10' past meter to be 2" copper. Amend Plans.

OWN Response: Proposed domestic water service line call out has been revised. See Sheet C202 – Utility Plan for more detail.

2. Specify connection of sanitary to main.

OWN Response: Building 9B SSWR service connection to main information added. See Sheet C202 – Utility Plan for more information.

Please feel free to contact me with any additional questions or comments.

Sincerely,



Jeff Bartz, PE (OWN, Inc.)