

October 11, 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 10 – 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.** The legal description provided on Sheet C100 incorrectly identifies the project site as Lot 9 versus Lot 10.
OWN Response: Legal description has been revised. See Sheet C100 – Cover Sheet for more information.
2. **LOT INFORMATION.** The lot dimensions provided on Sheet C200 are incorrect for the follow: the south property line)474.42' instead of 290.94'); the curve length at the SE property corner (134.141' instead of 67.07'); the east property line (375.83' instead of 440.27'); and the NE property line (258.89' instead of 187.35')
OWN Response: Boundary data has been revised to match the existing approved Final Plat. See Sheet C200 – Site Plan for more information.
3. **STREETS.** Dimension the roadway width for north-south street along the western lot boundary.
OWN Response: Roadway dimensions (26') added to dimension plan. See Sheet C201 – Dimension Plan for more detail.
4. **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.
5. **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 sconce '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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. STREET TREE LANDSCAPING. One street tree shall be planted along the street frontage along the western lot boundary to satisfy the requirement for 1 tree for every 30' of frontage.

Landworks Studio Response: The west edge of lot 10 is a parking lot aisle. The street frontage is along lot 11 and the appropriate landscaping along the west lot line of Lot 11 will be provided with the FDP submittal for Lot 11.

12. SITE DATA TABLE. For ease of reference, add a line item for the total number of parking spaces provided (standard + ADA stalls) of 220 spaces.

OWN Response: Total parking stalls: 220 (Standard + Future + ADA) added to site data table for clarity. See Sheet C200 – Site Plan for more information.

13. 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.

14. LANDSCAPING ISLAND WIDTH. Tree planting 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 more information.

15. FAA FORM 7460. Due to the proximity of the project site to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

OWN Response: FAA Form 7460 has been provided.

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 for all applicable call outs.

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 more information.

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

OWN Response: 10-yr HGL added to storm sewer profiles. See Sheet C 401 – Plan & Profile 1 for more detail.

4. Please replace the Junction Box standard details with the City's Curb Inlet standard detail (STM-1).

OWN Response: Junction box detail has been replaced with City of Lee's Summit Standard Detail STM-1.

5. Please remove "STM-4" from the Non-Setback Curb inlet detail as it isn't a City Standard Detail.

OWN Response: STM-4 removed from Non-Setback Curb Inlet detail.

6. 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 DWG-7 added. See Sheet C603 – Details – 5 for more information.

7. 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: Light-duty asphalt pavement section revised. See Sheet C602 – Details - 3 for more information.

8. 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.

9. 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

Erin.Ralovo@cityofls.net

Corrections

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:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim. Eden@cityofls.net

Corrections

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 2" copper has been added. See Sheet C202 – Utility Plan for more detail.

2. Specify connection of sanitary to main.

OWN Response: Sanitary sewer service connection information added. See Sheet C202 – Utility Plan for more detail.

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

Sincerely,



Jeff Bartz, PE (OWN, Inc.)