

**LAMPEN ENGINEERING, INC.**

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FEB 25 2016

Planning & Codes Admin

February 18, 2016

2016-012-

RE: Flooring and More Building Addition  
1707 NE Rice Road  
Lee's Summit, MO 64086  
Application Number PL2016012

This letter is in response to the plan review comments for the above referenced project.

**PLANNING REVIEW**

**Item 1. Adjacent Properties** – Adjacent subdivisions, zoning and land uses have been labeled on the plans.

**Item 2. Oil/Gas Wells** – A note regarding the absence of oil and gas wells on the property has been added to Sheet C100.

**Item 3. Street Name** – Rice Road has been relabeled to NE Rice Road.

**Item 4. Lot Bearings and Dimensions** – The platted dimensions and bearings have been added to the plans and labeled as (P). The dimensions taken from a more recent survey provided by Lovelace & Associates in 2011 have been labeled as (M).

**Item 5. Modification Narrative** – See the narratives under various comments to follow, which the owner is seeking modifications to specific UDO requirements.

**Item 6. Lighting** – No additional exterior general lighting is proposed associated with this building addition. The only new exterior lighting will be compact LED downlights located above the exit doors as required by code.

**Item 7. Mechanical Units** – There are no rooftop or ground mounted mechanical units proposed for this building addition.

**Item 8. Overhead Doors** – The overhead doors on the west elevation have been labeled as "white" on Sheet A200. This is not in strict compliance with UDO Article 7, however, the doors are located far enough away from the street that they are mostly screened by the existing building and the building to the south unless you are directly west of the building on NE Rice Road. We are also matching an adjacent existing white overhead door that is located in the south wall of the existing building.

**Item 9. Parking Lot Striping** – A note has been added to Sheet C100 regarding the required parking lot striping.

**Item 10. Parking Lot Curbing** – The new parking lot curbing has been called out as Type CG-1 curb and gutter except a small portion of curb at the far east end of the fire department access lane and the far north portion of the curb at the fire department access turn around area. We are asking for a modification to the UDO to allow these two areas to have a Type CG-2 curb and gutter to be installed. This will allow access to the rear areas of the property for mowing and maintenance. Access is cut off on the north side of the building by the drainage swale and the location of the detention pond and the

deeper part of the drainage swale requires the two access points at the rear of the paved areas as shown to access the back areas to be maintained.

**Item 11. Landscaping** – The caliper size for the new trees has been changed from 2” to 3” on Sheet L100. We acknowledge that the existing 6’ high wood privacy fence and existing landscaping on the east end of the property is not in strict compliance with the UDO for high impact screening, however, we are asking that a modification be granted to allow the existing conditions to be accepted. Pictures have been added on Sheet L100 which show views from the residential side of the screening looking west, as well as a couple pictures taken from the commercial property looking east. The vegetation on the east side of the fence is too dense to quantify. There are numerous trees of all different sizes along the entire length of the east property line as well as very dense shrubs and undergrowth. Although most of the vegetation is deciduous, the pictures taken during winter, show how dense the vegetation is and that the existing conditions satisfy the intent of a high impact screening method. The existing wood fence has one or two places that need some minor repair which has been noted on Sheet L100.

### **ENGINEERING REVIEW**

Item 1. A new private fire hydrant and backflow is being proposed on the south side of the existing drive entrance.

Item 2. The 8” outlet pipe is sufficient to handle the 1% overflow from the detention pond. The detention pond is also set up so that in the event of an overflow, water will flow over the top of the pond at the southeast side of the pond and flow directly into the adjacent drainage swale.

Item 3. We have revised the outlet structure, showing a more conventional concrete structure in lieu of the previously proposed PVC structure.

Item 4. The outlet pipe has been pulled back and the grades at the drainage swale have been revised slightly. The outlet pipe will be underground until it enters the swale area.

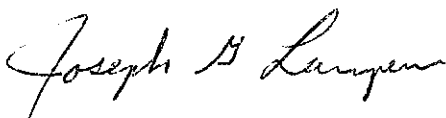
Item 5. The detention basin has been labeled “DETENTION / WATER QUALITY BASIN” on Sheet C200.

### **FIRE REVIEW**

Item 1. The owner acknowledges that the storage inside the building will be in accordance with the building and fire codes.

Item 2. A new private fire hydrant is being proposed on the south side of the existing drive entrance as shown on Sheet C100. This location was chosen for ease of access and proximity to the existing water main. Between this proposed hydrant having access around the south side of the building, and the existing hydrant located at the northwest corner of the property having access around the north side of the building, the two points measured 300 feet to the east side of the building are within 6 feet of touching. We feel like this is the most practical place to locate the new hydrant due to the issues of having to cross the existing drainage swale along the north property line.

Respectfully Submitted,



Joseph G. Lampen, P.E.  
Lampen Engineering, Inc.

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