



City of Lee's Summit, MO

March 26, 2020

Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

Re:

Application Number: PL2020036 - Commercial Final Development Plan
Mid-Continent Public Library - Colbern Road
1000 NE Colbern Road, Lee's Summit, MO 64064

Dear Mike:

The following are responses to your comments made March 6, 2020 on the project referenced above.

One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department.

Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

RESPONSE: Because of the current situations, all of the files are being submitted electronically

Fire Review

2. *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.*

Action required: The FDC is shown as a pedestal. It is recommended the FDC be building mounted.

RESPONSE: Due to space limitations within the utility closet it is preferred the remote connection remains. It has been moved closer to the building directly south of the service door on the west side of the building. The hydrant on the west side of the building has been moved north closer to the service entry. The hydrant is located approximately 35' from the FDC. See Sheet C6.0.

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

Action required: Heavy duty asphalt shall extend along the front of the building and the east drive lane of the parking lot to the northeast hydrant (FP-4a) C6.0.

RESPONSE: The heavy duty pavement has been extended along the front of the building to the east, then south and then west to the entrance. See Sheet C3.0.

4. *IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.*

Action required: A knox box shall be mounted below the sprinkler horn/strobe and above or proximal to the FDC.

RESPONSE: A knox box has been located just south of the service door next to the relocated FDC

Planning Review

1. *Please provide a vicinity map with north arrow indicating the location of the property within the City.*

RESPONSE: A cover sheet has been created for the Civil set numbered C1.0. The general notes have been revised to Sheet C1.1

2. *Sheet C3.0 does not scale out. It shows 1"=30' but scales at 1"=28". It may have just been printed wrong. Please check this and update as needed.*

RESPONSE: The sheet has been reprinted at the correct scale

3. *Please show the location, height, intensity and type of outside lighting fixtures.*

RESPONSE: Sheet E102 has been added showing exterior lighting layout, height, and photometrics.

4. *Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.*

RESPONSE: Sheet E102 has been added showing exterior lighting layout, height, and photometrics.

5. *Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.*

RESPONSE: Exterior lighting cut sheets are attached.

6. *Sheet C4.0 – labels for the parking stall and drive aisles do not line up with the drawing. Please check this and update the plans as needed.*

RESPONSE: That sheet was put in the set incorrectly. The correct sheet has been included in the revised set.

7. *Are any free standing signs being proposed? If so please show the location, size, and type of material of all proposed monument or freestanding signs.*

RESPONSE: There is no monument sign.

8. *Please show a dashed line indicating the roof line and rooftop mechanical equipment behind the proposed screening wall.*

RESPONSE: The roofline and rooftop mechanical equipment are now shown on C3.0

9. *All plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements. Trees must be a minimum 3" cal. At the time of planting. Please update the landscape plan to reflect this requirement.*

RESPONSE: Removed plant schedule from sheet L500 and L510. Sheet 511 has been added to show Plant Schedule counts and Ordinance requirement

10. *Please provide a completed Landscaping Worksheet.*

RESPONSE: Landscape Worksheet is attached.

11. *Please label the total number of trees and shrubs being proposed on sheets L500 & L510.*

RESPONSE: Sheet 511 has been added to show Plant Schedule counts and Ordinance requirements.

12. *Sheet C10.0 appears to show details for a trash enclosure but is not labeled as such. Please confirm if this is indeed the details for the proposed trash enclosure. If it the materials for the proposed gate will need to be called out.*

RESPONSE: The trash enclosure is titled on the detail sheet. Additional material specifications have been added for the doors. Please note the detail drawings have been renumbered. The trash enclosure detail is now on Sheet C10.5.

13. *Sheets 4.0 & C4.1 shows a cross hatching for heavy duty asphalt and concrete but is not identified in the key. Please check this and update the plans accordingly.*

RESPONSE: The legend has been revised.

14. *Please label the width of the landscaping islands.*

RESPONSE: Widths have been added to the dimension sheets for the landscape islands

15. *Please label the width of the sidewalk that is in the landscaped parking lot island. Can this sidewalk be centered in the island?*

RESPONSE: The width of the sidewalk has been dimensioned. The sidewalk was placed on one side to allow for greater width in the planting beds.

16. *All parking stall shall be 9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and the aisle. A 9' wide x 17' deep parking spaces is permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. The stalls in the northeast corner of the parking lot at labeled as 18' deep but the abutting sidewalk is only 5'. The sidewalk needs to be 6' minimum. The parking stall on the interior of the parking lot are short as well. Please update these to comply with the UDO requirements.*

RESPONSE: The parking on the west and north have been revised to the correct length. The remainder is now correctly dimensioned.

17. *The legend on Sheet C3.0 calls out the curb and gutter as type "B" re: details and type "B-dry" re: details. The standard details on sheet C10.2 show numerous curb types. Please identify the curb detail to be used. CG-1 curbing is the only curb type allowed for the parking lot. Please update the plan sheets as needed to show this requirement. Additionally, please differentiate between curb types (CG-1 vs. CG-1 Dry) on sheets C4.0 & C4.1.*

RESPONSE: All references to Type B curb have been removed from the plans. Dry curb locations are now shown on the dimension and grading plans.

18. *Please add the note that the ADA parking stall sign will be the R7-8 style to the detail sheet.*

RESPONSE: The sign style has been added to the detail.

19. *Prior to the issuance of building permits the property will be required to be platted.*

RESPONSE: The minor plat has been submitted for review.

Planning Review

1. *General:*

- a. *Submit an Engineer's Estimate of Probable Construction Costs.*

RESPONSE: The probable costs estimate will be submitted to the city website for review shortly.

- b. *Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.*

RESPONSE: The SWPPP will be submitted to the city website for review shortly.

- c. *Include a cover sheet with the following information:*

- i. *Project title.*
- ii. *Vicinity map.*
- iii. *Developer's name, address, phone number, and email address.*
- iv. *Utility contact information.*

RESPONSE: A cover sheet has been added to the set with the above information

- d. *Show and label the 100-year WSE throughout the plan set.*

RESPONSE: The 100-year WSE has been noted on C3.0, C4.0, C4.1, C5.1, C5.2, and C6.0

- e. *Remove the existing driveway curb that is being demolished from the proposed views throughout the plan set.*

RESPONSE: The existing curb has been removed.

- f. *Remove the property line along the east edge of the building, as it will be removed in the platting process.*

RESPONSE: The property line has been removed.

- g. *Clearly show and label all easements throughout the plan set.*

RESPONSE: The utility easements have been noted on C3.0, C4.0, C4.1, C5.1, C5.2, and C6.0

2. *Sheet C1.0:*

- a. *Please revise all specification references to only the City of Lee's Summit. Any APWA specifications are a part of City specifications by reference.*

RESPONSE: All references to APWA Specifications have been removed

- b. *Please revise General Utility Note 14 to reference the correct city.*

RESPONSE: The note has been revised to show Lee's Summit

- 3. *Sheet C2.0: Keynote 08 is used 3 times. Please revise.*

RESPONSE: The keynote legend has been revised.

- 4. *Sheet C3.0:*

- a. *Please revise the pavement hatching in the Legend to visually match the Plan view.*

RESPONSE: The pavement hatch and legend have been revised.

- b. *Keynote 13 indicates a 6" berm will keep drainage from the east off of the site by diverting it around the site. If this berm is intended to be within the property boundary, as it appears, then please account for this drainage area in the stormwater report and the drainage map. By diverting along a berm, sheet flow will be converted to concentrated flow. Provide calculations showing shear strength requirements for this concentrated flow will be met in order to keep erosion from occurring. Provide a detail of the required berm section.*

RESPONSE: A more defined berm has been added to the grading plan. The off site drainage information has also been added to the storm drainage report.

- c. *Lee's Summit refers to curb and gutter as CG-1 or CG-2. Please revise Type B to match the City's designation as shown in the standard detail.*

RESPONSE: All references to Type B curb have been removed from the plans. Dry curb locations are now shown on the dimension and grading plans.

- 5. *Sheets C4.0-C4.1: No keynotes are used, so please remove the keynote legend.*

RESPONSE: The keynotes have been removed

- 6. *Sheets C5.0-C5.1:*

- a. *Revise overlapping text for clarity, such as east of the entrance and west of the handicap parking.*

RESPONSE: The overlapping text has been removed. However, please note that working from home at this point, sometimes it is difficult to review drawings without being able to print them out.

- b. *All proposed contours need to tie back to existing contours. Please review and revise as needed.*

RESPONSE: Since the contours are generated from tin surfaces, sometimes it is difficult to have all of the contours tie out. A attempt has been made to correct this situation, but there a still a few jags in the contours.

- c. *A 2% minimum slope is required for the bottom of the detention basin. Please verify this requirement is being met.*

RESPONSE: The intent was 2% in the bottom of the basin. A note has been added to the grading plan noting a minimum 2% slope is required

- d. *Include some type of reference to know where Grading Details A-E, as shown on the following 2 sheets, are located.*

RESPONSE: Keynotes have been added to C5.1 and C5.2 to show the locations of the grading details

7. *Sheets C5.2-C5.3:*

- a. *Detectable warnings are not required for ADA-accessible ramps at entrances. Please remove.*

RESPONSE: The detectable warnings have been removed.

- b. *Please check the scale for Grading Detail C. Revise if needed.*

RESPONSE: The scale has been corrected.

- c. *Please review the criteria listed in Table LS-5, and section views specified in 5304.8 in Section 5304.8 of the Design and Construction Manual and include all required information. This includes slopes and lengths of each edge of all sections.*

RESPONSE: Profiles have been added to the Grading Detail C on sheet C5.3

- d. *A turning space is required where the private sidewalk connects to the public sidewalk.*

RESPONSE: The sidewalk has been widened to 5' at the point of connection. See Sheet C4.0

8. *Sheet C6.0:*

- a. *The backflow vault needs to be located outside the public right-of-way and easements. Platting will require a 10' utility easement be located along the Colbern Road frontage. Please locate the vault beyond the easement.*

RESPONSE: The backflow vault has been moved to the island to the north in the parking lot

- b. *The backflow vault is a part of the private fire line, so it does not get placed within an easement. Please remove the proposed utility easement shown around the vault location.*

RESPONSE: The easement has been removed.

- c. *Show and label the water meter. Is this the existing water meter and location, or proposed?*

RESPONSE: The existing water meter will remain. It has been labeled with Keynote W-4 on C6.0

- d. *Label the sanitary connection as a cut-out wye.*

RESPONSE: The connection has been labeled has a cut-out wye

- e. *Roof drains labeled ST-5 are not shown draining to the detention basin elsewhere in the plans and roof drains labeled ST-6 don't drain to the detention basin as labeled. Please revise.*

RESPONSE: The roof drains have been coordinated with the MEP plans. The ST-6 detention drain note has been removed.

9. *Sheet C7.0:*

- a. *Show the existing pipe flowline information at Structure A1 in the Storm Line A Profile view. Is the proposed MH a "Doghouse" MH? If so, please label as such.*

RESPONSE: A1 is being constructed over an existing line, so the structure will be a doghouse manhole. It has been labeled.

- b. *Relocate overlapping text in the Storm Line A Profile view for clarity.*

RESPONSE: The overlapping text has been removed. However, please note that working from home at this point, sometimes it is difficult to review drawings without being able to print them out.

- c. *A 0.5' drop between the proposed and existing pipe at Structure A1 is required. This information will be checked when the existing pipe flowline is provided.*

RESPONSE: The size of the pipe between EX-1 and A-1 needs to be upsized to because the pipe from A-2 is 24". All the elevations have been label. The slopes back to the basin are extremely flat.

- d. *There appears to be an extra section of pipe, end section, and B1 label in the Plan view. Please remove on this sheet and all other sheets it appears.*

RESPONSE: This was a portion of our pipeworks program. The extra end section have been removed.

- e. *The APWA/MARC BMP Manual Section 8.10.5 requires that consideration be given to locating the basin outlet as far away from the basin inlet as possible to prevent water from short-circuiting the facility. The proposed locations are both located at the south end of the basin only 20' apart. It appears that it is feasible to locate the inlet and outlet a greater distance apart. Please revise or provide an explanation as to why it isn't possible.*

RESPONSE: A new line has been added on the north side of the building to take the two northern most inlets on the north side of the building to shallow the rest of Line B. B1 has been taken as far north as possible with the decrease. Give the outlet elevation at EX-1 we cannot go any further north.

- f. *In the Structures Information Table description for Structure A3, please refer to the sheet containing the outflow structure design information.*

RESPONSE: The note has been added. Please note the detail sheets have been renumbered

- g. *Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.*

RESPONSE: Revised

- h. *Other plan sheets indicate that there is a pipe and end section upstream of Structure A3. Please revise accordingly.*

RESPONSE: The pipe on the north side of is basically just enough to get an end section on the structure, so we can install a trash rack before the basin.

10. Sheet C7.1:

- a. *Remove the extra B3 label in the Plan view.*

RESPONSE: The label has been removed

- b. *Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.*

RESPONSE: Revised

- c. *Show Structure B1 as an end section in the Profile view.*

RESPONSE: Revised

- d. *Please "X" with the proposed size in the Structures Information Table description for Structure B1.*

RESPONSE: Revised

- e. *It would appear that rip-rap or some other erosion prevention is required at Structure B1. Please provide calculations to show the design of the proposed area is adequate for the outlet flows and velocities expected.*

RESPONSE: An HDPE anti scour mat has been specified for the outfalls. It is identified on Sheet C6.0

- f. *Profiles are required for all pipes greater than 6" diameter. If the proposed roof drains are 12" diameter, as shown elsewhere in the plans, please include pipe profiles.*

RESPONSE: The profiles for the roof drains have been added to Sheet C6.0.

- g. *Include flowline information at any connections between roof drains and storm sewer.*

RESPONSE: The roof drain elevations are included in the profile

11. Sheet C7.2:

- a. *Label Structure B6 in the Plan view,*

RESPONSE: No longer required.

- b. *Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.*

RESPONSE: Revised

12. Sheet C8.0: *The roof drains are shown draining to multiple outlets. Revise the drainage map to reflect this plan.*

RESPONSE: The drainage plan has been revised

13. Sheet C8.1: *Revise the calculations to reflect the revision to the drainage map required by the comment above.*

RESPONSE: Revised

14. Sheets C9.0-C9.2:

- a. *Sheets C9.0 & C9.2 have the sheet titles reversed.*

RESPONSE: Revised

- b. *Revise "XX Acres" to the actual disturbed area in the Legend.*

RESPONSE: Revised

- c. *The Staging Chart includes BMP A7, but it is not shown on the plan. Please reconcile.*

RESPONSE: A7 has been noted on the plan

- d. *Include site specific construction details for the sediment trap.*

RESPONSE: The sediment trap has been sized. Calculations are included on C9.0

- e. *Show and label the sediment trap emergency spillway location.*

RESPONSE: The spillway size and location are noted C9.0

15. 15. Sheets C10.0-C10.6:

- a. *Only include standard details for items on this project. Remove the others.*

RESPONSE: The details that are not used have been removed.

- b. *Verify that all items shown in the plan have a standard detail included. At a glance, there are no details included for curb inlets and grate inlets.*

RESPONSE: Grate inlet and non-setback inlet details have been added. Please note that our details have been renumbered.

16. Sheet C10.0: *The pavement sections don't meet City requirements. Some exceed, which is fine, but didn't want that to cause a problem during construction. Some don't meet requirements, and need revised. Please refer to City requirements and revise as needed.*

RESPONSE: I assume you are talking about our light duty pavement section. The 2 over 3 asphalt. The light duty pavement is the recommendation in our soils report. I am including a copy in the submittal.

The PCC pavement has been reduced to one section. 8" concrete will be used in all concrete areas that receive traffic.

17. Sheet C10.6:

- a. *The Control Structure elevations don't match the Final Stormwater Management Study.*

RESPONSE: Revised

- b. *Required freeboard has not been provided. Please revise.*

RESPONSE: The bottom elevation has been revised to match the stormwater report

- c. *The 11" weir opening dimension shown on Section A-A overlaps with the centerline graphically. Please adjust for clarity.*

RESPONSE: Revised

Building Codes Review

1. *Irrigation design conflicts with MEP.*

Action required: Resolve conflict.

RESPONSE: The irrigation tap and meter will be located inside of the building. A note has been added to C6.0 indicating such. The attached Sheet L601 has been revised to show the irrigation tap, meter, and backflow preventer inside the building. MEP documents have been revised to match and will be submitted with the Plan Review Conditions responded.

Thank you,

Terry Parsons
Olsson