



City of Lee's Summit, MO

April 8, 2020

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

Re: PL2020036
Commercial Final Development Plan
Mid-Continent Public Library - Colbern Road
1000 NE Colbern Road – PL2020036

Dear Mike:

The following are responses to your comments made April 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.

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.

3/31 Resubmittal- Sheet C6.0 now shows two locations for the pedestal FDC. Since the new location is next to the building, please place it on the building

RESPONSE: Per conversation with Jim Eden the remote FDC has been relocated to be directly adjacent to the building wall.

Planning Review

1. *A dashed line indicating the roof line and rooftop mechanical equipment behind the proposed screening wall needs to be show on the proposed elevations. Updated architectural sheets were not provided with the latest submittal. Please provide updated elevations showing this information.*

RESPONSE: See the attached sheet A200 showing the requested information.

2. *Heavy duty asphalt is still not identified in the legend on sheets C4.0 & C4.1. Please update the legend to identify the proposed pavement type.*

RESPONSE: Revised.

3. *Thank you for labeling the width of the landscaping islands. As proposed the islands are too narrow for trees to be planted in them. Tree planting areas shall be no less than ten feet in width. Please update the plans to meet the minimum required planting width for trees.*

RESPONSE: The islands have been revised to a minimum 10' width (most have been revised to 11'). In order to accommodate the wider islands, the number of parking spaces was reduced by 7. There are now 158 spaces. It is still in excess of the required number of spaces.

Engineering Review

1. *The 100-year WSE must be a minimum 20' from any building or property line. It appears that the east side of the detention basin does not meet that requirement in all locations. Please revise.*

RESPONSE: The basin has been shifted to the south and west closer to the building. The volume of the been has not been changed. The distance from the east and north property line has been labeled on Sheet C3.0. Both are in excess of 20'.

2. *Sheet C2.0: Keynote 10 seems to be referencing storm sewer not shown.*

RESPONSE: The location of the leader arrows have been revised to point to the existing storm sewer to be removed. The note must have shifted.

3. *Provide a detail showing the dimensions and slopes for all 4 sides of the turning space east of the entrance.*

RESPONSE: The dimensions have been added to Grading Detail C on Sheet C5.3.

4. *Any deviation from the City's pavement requirements will require a modification be approved by the City Engineer. If you wish to pursue, let me know and I will send you a request form. Please note that justification for the request must be provided, which includes a comparison of the City's design and the proposed alternate design showing the strength of the alternate is equal to or greater than the standard section.*

RESPONSE: The section have been revised to meet the minimum city requirements.

5. *Comments on the engineer's estimate will be provided under separate cover later this week.*

RESPONSE: Understood.

6. *It is unclear what the proposed berm and swale system looks like along the west and north edges of the property. Please include additional detail.*

RESPONSE: Two cross section have been added to Sheet C5.0 showing the diversion berm and swale.

7. *Add reference information on Sheets C5.0 & C5.1 in order to locate Grading Details A-E on Sheets C5.2 & C5.3.*

RESPONSE: Keynotes have been added on Sheets C5.0 and C5.1 showing the location of the grading details.

8. *In the Existing Conditions Analysis section of the Final Stormwater Management Study, the existing drainage from the west is said to drain northwest to Outfall B. Please revise the direction to northeast.*

RESPONSE: The report has been revised and is included in this submittal.

9. *The existing sanitary is a wye and the service line is plastic. This can remain in place so a new connection as shown on Sheet C6.0 is not needed. Please adjust the sanitary sewer comments.*

RESPONSE: The note for the connection has been revised.

Thank you,

Terry Parsons
Olsson