



June 1, 2020

Lee's Summit Missouri Development Services
Shannon McGuire, Planner
220 SE Green Street
Lee's Summit, MO 64063

Subject: Firestone Complete Auto Care
3501 SW Market St., Lees Summit, MO 64082
Gresham Smith Project Number: 40831.45

Dear Shannon McGuire:

The following are Gresham Smith responses to your comments from your letter dated May 27, 2020 regarding FS Lee's Summit, LLC:

Fire review – Jim Eden (816) 969-1303

1. Comment: The last revision removed the hydrant from the property and placed a pedestal FDC on the backflow vault. A hydrant is required on the property to meet the 300' rule to the most exterior portion of the building. According to Development Services Engineering the hydrant shall be private and located after the backflow. This negates being able to locate an FDC on the backflow and therefore the FDC has to be located after the sprinkler riser and on the building. Per discussions with JP, the private hydrant shall be located on the island at the southwest corner of the parking lot and the FDC on the southwest corner of the building. Review the comments from Development Services Engineering on configuration of the public/private transition of the main on the west side of the road.
- Response: **Private hydrant was added to the southwest corner of the parking lot after the backflow vault while the FDC is on the southwest corner of the building. See sheet C500 for locations.**

Planning Review – Shannon McGuire (816) 969-1237

1. Comment: No comments
- Response: **No action taken**

Engineering Review – Gene Williams (816) 969-1223

1. Comment: Please see the previous applicant letter. Two (2) separate connections are required for domestic water and irrigation lines. The single tap is not acceptable. This correction was shown on the Utility plan, but not all sheets were updated. Please update all sheets.
- Response: **The correction of separate domestic and irrigation taps is now shown on all sheets.**
2. Comment: Please see the previous comment letter. The off-site water line plans must be submitted separately, not within the Final Development Plan. This separate submittal must include a separate cover sheet, notes, etc. In other words, a standalone set

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of plans is required for the off-site water line.

Response: A separate submittal for the off-site water plan has been included as part of this re-submittal that includes a separate cover sheet, notes, off-site plan and profile sheets and detail sheets.

3. Comment: Cut in tees are called-out for the 1 and 2 inch taps for domestic and irrigation water. These should be specified as taps, not tees.

Response: 1 and 2 inch tees for domestic and irrigation have been revised to specify taps. See sheet C500.

4. Comment: The asphaltic paving sections do not follow the Unified Development Ordinance in terms of asphalt thickness or subgrade stabilization. Please see previous comment letter related to this issue. The geotechnical report does not appear to meet the requirements of an equivalent pavement design to the Unified Development Ordinance.

Response: We believe the Geotech report does provide adequate pavement section recommendations for this particular private property use based on a specific site analysis. However, in the interest of gaining final permits, we have now revised the pavement sections to match the City's UDO generic specifications. Refer to detail 1 – vehicular pavement on sheet C900.

Traffic Review – Michael Park (816) 969-1820

1. Comment: No comments

Response: No action taken.

Building Codes Review – Joe Frogge (816) 969-1241

1. Comment: No comments

Response: No action taken.

If you have any questions, please do not hesitate to call me at 615.770.8175

Sincerely,

JP Michael, EI
Engineer – Civil

Copy

Joe Johnston
Kevin Crumley
Jason Horowitz