



July 29, 2021

Victoria Nelson
Long Range Planner
City of Lee's Summit
220 E Green Street
Lee's Summit, MO 64063

Re: Commercial Final Development Plan Applicant's Letter
Chase Bank – 890 NE Langsford Rd
890 NE Langsford Rd

Response Letter

Electronic Plans for Resubmittal:

No.	Agency Comment	Response to Comment	Sheet No.
1	All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies	Acknowledged	-
2	On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.	Acknowledged, a contractor has not yet been awarded the project.	-



Engineering Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	Respectively on sheet C3 and C4, add the meaning of WP and PS (show on plan view) in the legend.	Updated in legend. WP = Concrete Wash Pit, PS = Permanent Sod/Seed	C3-C4
2	Proposed midway elevation (G 998.60'), at the discharging point along proposed swale, appears to be higher than its edges (G 998.24' and ME G 998.00'). Remove the leader or revise as necessary.	Plan elevations corrected.	C8A
3	Add the missing bend, shown on plan view, within structure type 3 in the sanitary structure table.	There is a 22.5° bend include with the wye callout. SAN2 has an additional 11.25° bend on top of the wye, explaining the difference.	C10
4	Revise the trench section detail on sheet C25 to show the 12"-thick minimum layer of granular bedding (aggregate fill) required above the edge of utility pipe	Updated.	C25
5	Sequence of construction, shown on sheet C3, still lists installation of storm sewers under phase 2, activity 2. Revise, as shown on sheet C4.	Updated. The additional cleanout was not necessary and was eliminated. All cleanouts and connections are shown in the table. Keyed note G updated.	C3-C4
6	Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.	Provided	n/a

Fire Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.	Acknowledged	n/a



Finally, I thank the City for consideration of this project by Staff.

Sincerely,

Chad D. Fairbanks, P.E., LEED AP
Project Manager
314.270.5203 | cfairbanks@core-states.com

