



December 30th, 2021

Lee's Summit Missouri
Development Services
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Comment Response

PROJECT: Lee's Summit Logistics
1220 NW Main Street
Lee's Summit, MO 64086
Application #: PL2021398
Application Type: Commercial Final Development Plan

The following are responses to your comments made December 27th, 2021 in reference to the project list above.

Planning Review

1. *Staff understands that the developer has constructed this type of facility in other locations and knows the parking ratio that best fits the proposed use. Before staff can administratively approve an alternate parking plan that does not satisfy or exceed the established UDO minimum requirements, staff will need quantifiable data justifying the request. Past applicants have met this requirement by providing a parking study showing the parking ratio of existing facilities with similar uses and the peak utilization of said lots.*

RESPONSE: Acknowledged. See additional documentation outlining justifications for the reduced parking count based on Scannell Properties experience worldwide.

2. *Will there be any ground mounted mechanical equipment? If there will be, please show the location, size, and type of material to be used in all screening of the equipment.*

RESPONSE: Acknowledged. See landscape plans for all screening. One building permit is finalized, all landscaping will be screening units if ground mounted.

3. *Please label the proposed exterior building materials.*

RESPONSE: Acknowledged. Building permit plans are in progress. The architect's design team is on pace to submit mid February. Please let us know if you need anything before this to occur.

4. *Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.*

RESPONSE: Acknowledged. Building permit plans are in progress. The architect's design team is on pace to submit mid February. Please let us know if you need anything before this to occur.

Engineering Review

1. *Additional stormwater comments may be forthcoming upon completion of the Final Stormwater Drainage Study for Phase I and associated waiver requests.*

RESPONSE: Acknowledged.

2. *Since the required water meter size isn't known at this time, please make all domestic water notes general. For connection to the main, just indicate that the connection requirements are to be determined. For the water meter, show it located in the easement within 1 foot of the easement line, and indicate size is to be determined.*

RESPONSE: Acknowledged. See "General" updated water notes.

3. *Please submit an Engineer's Estimate of Probable Construction Costs.*

RESPONSE: Acknowledged. Since a contractor has been selected for this project site, the contractors bid for the private site improvements will be provided in lieu of an engineer estimate.

4. *Sheet C1.00: Erosion and Sediment Control Note 2 still refers to Overland Park and the Unified Government. Please revise.*

RESPONSE: Acknowledged. See updated notes and references.

5. *Sheet C4.00: Please show the sidewalk along the entire east frontage, all the way south to NE Tudor Road on this sheet and throughout the plan set.*

RESPONSE: Acknowledged. See label we have added on dimension sheet along with the approved Public Improvement set of plans.

6. *Sheet C6.05:*

a. *Note 4 references the Unified Government (UG). Please revise.*

b. *Please revise "Detention" to "BMP" in the detention basin area easement label.*

RESPONSE: Acknowledged. See updated notes and references.

7. *Sheets C7.01-C7.12: All storm sewer is by gravity flow. Storm Sewer Lines B, C, D, F, and J do not appear to meet this requirement. Please address.*

RESPONSE: Acknowledged. All storm sewer is gravity flow. The structures that were listed were discussed with Sue, in which these are structures that have the required sump in order to meet the snout (BMP) requirement.

8. *Sheet C7.01:*
- a. *The "Outlet Structure and Perforated Riser Information" table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.*
 - b. *Please show the incoming flowline elevation at ST-A2 in the Profile view.*

RESPONSE: a. Acknowledged. See updated labels on the detail. The table was correct, but detail was mislabeled.

b. See label on profile. W INV. IN=947.20

9. *Sheet C7.02: APWA 5604.5 requires both crown and fall requirements to be met. ST-B3 appears to now meet both parts of that requirement.*

RESPONSE: Acknowledged. All storm sewer meets this requirement.

10. *Sheet C7.03: Please show all of Storm Line C in Plan view.*

RESPONSE: Acknowledged. See sheet C7.03a for continuation of C storm line.

11. *Sheet C7.10: The "Outlet Structure and Perforated Riser Information" table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.*

RESPONSE: Acknowledged. See updated labels on the detail. The table was correct, but detail was mislabeled.

12. *Sheet C7.11: Please show the existing grade line in Storm Line J4 Profile view.*

RESPONSE: Acknowledged. See keynote added.

13. *Sheet C7.12: The "Outlet Structure and Perforated Riser Information" table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.*

RESPONSE: Acknowledged. See updated labels on the detail. The table was correct, but detail was mislabeled.

14. *Sheet C8.01: Where are curb cuts on the project? I didn't see them as I looked at the plans. Please clarify.*

RESPONSE: Acknowledged. This detail and call out have been removed from the plans.

15. Sheet C8.03: Please clarify what structures will be Nyloplast.

RESPONSE: Acknowledged. Per discussion with Sue, these are shown on the SE of the corner of the building.

Fire Review

1. 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- Show the location of a public or private hydrant within 100 feet of the FDC. A yard hydrant cannot supply its own water to the FDC.

RESPONSE: Acknowledged. See updated Utility plans for location of FDC. FDC will be within 100' of a private hydrant.

2. Provide public hydrants along Main Street.
12/20/2021- Hydrants are not shown.

RESPONSE: Acknowledged. Water Exhibit has been sent to Sue and team for review. This will be updated on our water main plan set. Please reference this plan set for fire public hydrants.

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
The designed infrastructure shall be capable of providing the fire flow required by IFC Table B105.1(2). LS Water Utilities can assist with modeling.

RESPONSE: Acknowledged. We will continue to work with City Staff.

4. The hydrant loop around the building is from the building's fire pump. These are NOT private hydrants; they are yard hydrants and shall be painted red. Private hydrants after the backflow valve but before the sprinkler riser and pump shall be painted yellow with a silver top.

RESPONSE: Acknowledged. See updated keynotes on the utility plans.

Traffic Review – No Comments

Building Codes Review – No Comments
