

July 1, 2022

City of Lee's Summit, Missouri

220 SE Green Street
Lee's Summit, MO 64063

Re: Lee's Summit Logistics, Lot 2 – Commercial Final Development Plan
(Application#PL2022174) – 1220 NW Main St., Lee's Summit, MO 64086

To Mike Weisenborn:

The following are responses to your comments made June 14th, 2022 on the project referenced above.

Fire Review by Jim Eden

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.*

RESPONSE: Acknowledged. Note has been added to pans.

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-Show the location of the FDC on the building and a public or private hydrant within 100 feet.

RESPONSE: Acknowledged. Acknowledged. Note has been added to pans.

3. *IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.*

Action required- Provide hydrants around the building in accordance with TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS. The structure requires a fire flow of 3,625 gallons per minute (includes 50% reduction for fa fire sprinkler system.

Show the public hydrants along NW Main Street.

RESPONSE: Acknowledged. Existing hydrants are labeled as well as shown on plan view.

4. *IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided*

for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

RESPONSE: Acknowledged. Notes have been added to the plans.

Planning Review by Shannon McGuire

1. *Please label the building setback from Main Street at the north east building corner.*

RESPONSE: Acknowledged. Reference the General layout for all setback dimensions.

2. *Sheet C4.01 - Please label the width of the proposed sidewalk adjacent to the parking stalls.*

RESPONSE: Acknowledged. Width of sidewalks have been added to dimension plans.

3. *Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating so and cite your source of information.*

RESPONSE: Acknowledged. Note is on various plans throughout plan set, however, specifically see sheet C6.00. There are no known gas well within the project site.

4. *Will there be any ground or roof top mounted equipment? If so please provide details in the location, size, and type of material to be used in all screening of mechanical equipment. Please also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.*

RESPONSE: Acknowledged. All appropriate screening will be present, however this will be detailed in the Tenant Finish drawings.

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

RESPONSE: Acknowledged. There are not any outdoor dumpsters planned for the project. Depending on the particular Tenant, one of the dock doors will be equipped with a compactor that will be hauled off and replaced when it is full. This will be detailed in the Tenant Finish drawings.

6. *For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.*

RESPONSE: Acknowledged. The coordination with the FAA has occurred and form 7460 has been cleared.

Engineering Review by Sue Pyles

1. *Please note:*
 - *Comments 2-11 refer to the "Land Disturbance" plan set.*

- *Comments 12-28 refer to the “FDP” plan set.*
- *All comments relating to stormwater associated with the FDP plan set will be sent by the end of the week under separate cover.*

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged. The contractor is working on the bid tabs and we will present this to the city once complete.

3. *Sheet LD0.0:*

- *Please rename these plans as Mass Grading and Erosion & Sediment Control Plans.*
- *Please revise the contact information:*
 - o *The main phone number for City Hall is 816-969-1000.*
 - o *The Development Services phone number is 816-969-1200.*
 - o *The Utilities Service Center is the “Water” Utilities Service Center.*

RESPONSE: Acknowledged. See updated title to plans along with updated contact information.

4. *Sheet LD1.0:*

- *Include riprap information (dimensions, D(50), etc.) at A7.*
- *The south A3 graphic is covered by a contour elevation label.*
- *Please revise the A6 & A7 sheet references in the Erosion Control Staging Chart.*
- *Show and label the sediment basin emergency spillway.*
- *Please clarify what description goes with the diversion berm in the Legend and what goes with the item below it on this sheet and throughout the plan set.*
- *It appears that A11, Diversion Berm, will be removed after B1 is installed, rather than after Stage C. Please revise.*

RESPONSE: Acknowledged. See updated Sheet LD1.0 with the updated information. Keynotes have been adjusted for clarity along with Rip/Rap information added with a keynote.

5. *Sheet LD1.1: B2 is shown in the staging chart but not on the plans. Please revise where needed.*

RESPONSE: Acknowledged. B2 label has been updated to be shown as not used. To keep the numbering consistent for the contractors/etc. we did not want to adjust the keynotes for each page and confuse the contractors, therefore the term, “not used” was inputted.

6. *Sheet LD1.2:*

- *C1 & C2 are shown in the staging chart but not on the plans. Please revise where needed.*
- *What do “Condition A” and “Condition B” refer to in the staging chart BMP Descriptions for C2, C3, C5, and C6? Please clarify or revise.*
- *The staging chart Note for C9 doesn’t make sense. Please revise.*
- *Include riprap information (dimensions, D(50), etc.) at the C8 locations.*
- *The staging chart shows the sediment basin being removed, but if the detention basins are to serve as sediment basins they must be shown as such. Please clarify on this sheet and throughout the plan set how the detention basins construction, use as*

sediment basins, and conversion to detention basins will be timed. The plans are contradictory and unclear.

RESPONSE: Acknowledged. Labels has been updated to be shown as not used. To keep the numbering consists for the contractors/etc. we did not want to adjust the keynotes for each page and confuse the contractors, therefore the term, "not used" was inputted. Basin notes have been reworded as well to help illustrate that the basin will be removed once storm sewer is installed.

7. *Sheet LD1.03: Revised D1 for clarity based on previous comments, if needed.*

RESPONSE: Acknowledged. D1 label has been updated to be shown as not used. To keep the numbering consists for the contractors/etc. we did not want to adjust the keynotes for each page and confuse the contractors, therefore the term, "not used" was inputted.

8. *Sheet LD1.4:*

- *The basin is labeled as A-1 and #1 on this sheet. Please use a single reference.*
- *Please clarify if the riprap will be constructed as a part of these plans or the Final Development Plans with the overall storm sewer.*

RESPONSE: Acknowledged. See keynote with rip/rap information inputted.

9. *Sheet LD1.5:*

- *Please relocate the sediment basin label for clarity.*
- *Please clarify if the riprap will be constructed as a part of these plans or the Final Development Plans with the overall storm sewer.*

RESPONSE: Acknowledged. Sheet LD1.5 had the detention basin mislabeled as sediment. This sheet has since been removed.

10. *Sheet LD2.2:*

- *Please include the required calculations for all sediment basins as required by the standard detail.*
- *Please revise Erosion Control Note 12 to reference the correct city.*

RESPONSE: Acknowledged. See updated note along with calculations on this sheet in regards to the basin information.

11. *Sheet LD2.4:*

- *What part of the plan does the Channel Report reference? Please clarify.*
- *Please revise Erosion Control Notes 1, 2, and 9 as they reference the wrong jurisdictions.*
- *Please revise Erosion Control Note 10 to reference a sediment basin, not sediment trap.*

RESPONSE: Acknowledged. This sheet has since been removed from the plan set as it was not needed.

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

RESPONSE: Acknowledged. Acknowledged. The contractor is working on the bid tabs and we will present this to the city once complete.

13. *Sheet C1.01: Please revise Erosion Control Note 2 to reference the correct city.*

RESPONSE: Acknowledged. The note has been updated to show City of Lee's Summit.

14. *Sheet C2.00: Please update the pavement references in the Legend to include sheet numbers.*

RESPONSE: Acknowledged. See sheet C3.00 added to pavement sections.

15. *Sheet C3.00: The City's asphalt pavement designs require 6" granular base course between the asphalt base and the chemically treated subgrade. Please revise.*

RESPONSE: Acknowledged. Per the pavement sections, we have 8" and 11", therefore pavement sections should be adequate.

16. *Sheets C4.00-C4.04: Please update the pavement references in the Legend to include sheet numbers.*

RESPONSE: Acknowledged. See sheet C3.00 added to pavement sections.

17. *Sheets C4.01-C4.04: Are all keynotes intended to be used?*

RESPONSE: Acknowledged. Yes, throughout the dimension sheets all keynotes are utilized.

18. *Sheets C5.01-C5.04:*

- *Please label the contours.*
- *Label all retaining walls.*

RESPONSE: Acknowledged. Sheets have been updated to add a label to the plans in order to reference the correct sheet for the retaining wall detail.

19. *Sheets C5.05-C5.06:*

- *Label slopes and dimensions for all ADA-accessible ramps. Verify that City requirements are being met.*
- *Notes refer to both ADA ramps and retaining walls. This is confusing since wall information is not shown on the Plan views. Please revise for clarity.*

RESPONSE: Acknowledged. See slope information in order to show that this is ADA compliant. Sheets have been updated to add a label to the plans in order to reference the correct sheet for the retaining wall detail.

20. *Sheets C5.07-C5.0:*

- *What are the percentage labels (31.61%, 22.69%, etc.) on Sheet C5.07? Please clarify.*
- *Label retaining walls in the same manner throughout the plan set.*
- *Why do some retaining wall tables have lines all over them?*

RESPONSE: Acknowledged. These were left over labels that have since been deleted for clarify. Along with labels to retaining walls throughout overall grading plans in order to

reference a specific detail for each wall. As for lines, this was alignment from CAD in which has been frozen. This shows information regarding curves/length/etc.

21. *Sheets C6.01-C6.04:*

- *Keynotes are missing from Plan views.*
- *Label domestic water line material and size*
- *Label water meter size.*
- *Please include all roof drain information with the stormwater section. Profiles are required for all pipe greater than 6" diameter.*

RESPONSE: Acknowledged. Keynotes have all been added to the plans. Per APWA, no pipes smaller than 12" will need to be profiled. We will continue to work with city staff on comment.

22. *Sheet C6.05: Please include that the connection to the existing sanitary sewer MH shall be by core-drilling.*

RESPONSE: Acknowledged. Note has been added to the sheet.

23. *Sheet 6.06: Please revise Sanitary sewer general Notes 12 & 13 as the sanitary sewer plans are not a separate set of plans as these notes appear to imply.*

RESPONSE: Acknowledged. Notes have been adjusted to reference this plan sheet for all sanitary information.

24. *Sheet C6.07:*

- *Please revise Sanitary sewer Note 3 to reference the correct city.*
- *Please revise the line type used in Profile view for the proposed pipe.*

RESPONSE: Acknowledged. Notes have been updated to correct city. The proposed main is shown as proposed along with title of profile.

25. *Sheet C6.08: Please clarify the bend shown just upstream of Sanitary Sewer Keynote S-1f in Plan view.*

RESPONSE: Acknowledged. Yes, all bends are at least 1ft.

26. *Sheet C8.02: Where is the Junction Box to Curb Inlet Conversion Detail used?*

RESPONSE: Acknowledged. This detail has been removed.

27. *Sheets C8.02-C8.03: What does the red revision triangle represent?*

RESPONSE: Acknowledged. This was left over CAD issue. No more rev. deltas added unless it was in reference to these comments.

28. *Sheets L1.01-L1.04:*

- *Only ornamental tree varieties are allowed within public easements or right-of-way. Please revise as needed.*
- *The Plant Schedule appears to be cut off on Sheet L1.01.*
- *The hatch pattern adjacent to the switch grass at the detention basins does not appear in the Plant Schedule. Please include.*

RESPONSE: Acknowledged. The trees are no longer in ROW and/or have been adjusted accordingly. Along with this, the plant schedule and hatch updated.

Traffic Review by Brad Cooley
No Comments

Building Codes Review by Joe Frogge

1. *Inadequate information to complete review. Provide/address the following:*

- *Update water utility plans. Keynotes are typed out on C6.01 but the designations are not on the actual drawings.*
- *Specify water meter size*
- *Specify water meter tap size.*
- *Specify water piping material*

RESPONSE: Acknowledged. Once the building permit package is complete, this information will be updated per those plans. This is how Building 1 was performed.

Thank you,

Seth Reece/Luke Moore
Olsson