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August 2, 2022

City of Lee's Summit, Missouri
Development Services
220 SE Green Street
Lee's Summit, Missouri 64063

Attn: Shannon McGuire, Planner

RE: Response to City Comments for FDP

Application Number: PL2022056

Application Type: Commercial Final Development Plan

Application Name: SUMMIT POINT 2ND PHASE FINAL DEVELOPMENT PLAN

Location: 520 NE ENGLISH MANOR DR, LEES SUMMIT, MO 64086

Dear Shannon:

Following is the responses to comments, we are resubmitting plans, and revised storm study with this submittal.

Required Corrections:

Fire Review	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	Jim.Eden@cityofls.net	

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer
Corrections	(816) 969-1223	Gene.Williams@cityofls.net

1. Please refer to comment 16 in previous applicant letter. The dimensions are shown from the 100 year nominal event to the property lines and building, but the 100 year water surface elevation for the clogged condition/zero available storage was not shown. It would appear the 20 foot minimum setback will not be achieved. Please review, revise, and provide a re-design as appropriate to ensure the 20 foot setback requirement is achieved for the 100 year clogged/zero available storage event. *A Request for a Waiver has been submitted and approved (attached) to encroach on the 20' setback distances around the detention basin from the extreme 100-year clogged conditions.*

2. Please refer to comment 31 in previous applicant letter. The method of draining the backflow vault shall be permanent, not temporary. Please review and revise as necessary. *An Infiltration Pit has been added to the Backflow preventer detail.*

3. Please refer to comment 39 in previous applicant letter. There are 3 instances of what appear to be water meters within drive aisles and medians (water meter symbology is not defined nor labeled, so making the assumption). This is not allowed. In addition, water meters shall be labeled or a symbol shall be noted in a legend. In general, all water meters shall be located as close to the buildings to be served as possible, and outside any drive aisles, parking stalls, medians, enclosed areas, inaccessible locations, within landscaped areas, or fire lanes. It shall be accessible to Water Utilities staff without undue work to access the water meter. Please review and revise as appropriate. *The water meters to buildings A2-1, C1-1 and C1-2 have been moved out of pavement and out of the median.*

4. Curb inlets 235, 225, and 220 appear to be surcharging during the 100 year event. Surcharging in this instance shall be defined as being 6 inches or less from the throat of the inlet, and in these cases, are surcharging partially out of the inlet. Although this may be acceptable for the 100 year event, the finish floor elevation for the adjacent building shall be a minimum of 2.0 feet above the 100 year water surface that is surcharging out of the inlets. It appears the building in question is set at a finish floor elevation of 1005.0. Using the 100 year water surface elevation for these inlets, the following actions shall be taken: 1) re-design the storm system so the 100 year HGL is a minimum of 6 inches below the throat of the inlet, 2) raise the building finish floor elevation, 3) a combination thereof. Please review and revise as necessary. *The HGL lines on the storm sewer profiles were revised and updated, and no longer show inlet surcharging during the 100-year storm.*

5. In all instances where a domestic water service is proposed on the utility sheet, please provide a reference to the standard water meter detail for all domestic service line connections on Sheet C605. This shall include all copper line requirements as noted on the standard detail, along with all other items noted on the standard detail. *The plan construction notes for the proposed water meters have been revised to refer to the City's Standard Water Detail WAT-11, Service Connection/Meter Well.*

6. Elevation Certificate review process in progress. *Noted.*

7. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include on the cost estimate should exclude the buildings, lighting, landscaping, or other items not reviewed and inspected by Development Services Engineering and Inspections. *An Engineer's Estimate of the Civil/Sitework construction costs has been prepared and included with the responses to the 07-05-22 City Review Comments.*

Fire Review
Conditions

Jim Eden

Assistant Chief

Approved with

(816) 969-1303

Jim.Eden@cityofls.net

1. 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.

Action required- Provide fire lane marking. *Fire lane marking added to site plan, sheet C202*

Respectfully,
Cook Flatt & Strobel Engineers, P.A.



Lance W. Scott, P.E.
Sr. Vice President