

August 1st, 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 July 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. Note has been added to pans. Hydrant has been adjusted to be within 100' of FDC.

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. Along with this, 2 additional hydrants have been added.

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
No Comments

Engineering Review by Sue Pyles

1. *Mass Grading and ESC Plans: Since the detention basins will also act as sediment basins, their information must be included with the Sediment Basin #1 information provided.*

RESPONSE: Acknowledged. This is actually not entirely true. There will be a sediment basin prior to detention basins getting installed. This sediment basin will only act as sediment basin and will be removed only once storm sewer is installed and directing the sites discharge to appropriate detention basins.

2. *Sheet C3.00:*

- *Why are there two medium duty and two heavy duty asphalt pavement sections? If all four are to be used, please rename for clarity and differentiate between locations of use.*
- *The City requires a 6" granular base course between the asphalt base course and the chemically stabilized subgrade. Any deviation from this requires approval from the City Engineer. Two of the four asphalt pavement sections don't meet this requirement.*

RESPONSE: Acknowledged. The pavement sections are updated to reflect correct city standards.

3. *Sheet C5.01-C5.04: Label the retaining walls A-C to match the details sheets.*

RESPONSE: Acknowledged. See updated plans with labels to match details.

4. *Sheet C5.01: Show and label the detention basin emergency spill way and 100-year WSE on this and sheets.*

RESPONSE: Acknowledged. See updated plans for labels of emergency spillway. The remaining information is within the stormwater report for building 2.

5. *Sheet C5.02: Revise the sheet reference for the retaining wall south of the entrance.*

RESPONSE: Acknowledged. See updated plans.

6. *Sheet C5.04:*

- *Please review the contours, especially 943, in the bottom of the detention basin and revise as needed.*
- *Show and label the detention basin emergency spillway and 100-year WSE on this an all applicable sheets.*

RESPONSE: Acknowledged. See updated plans with revised contours. As noted above, emergency spillway is labeled, however 100-WSE is within storm report.

7. *Sheet C5.05-C5.06:*

- *Label dimension in addition to slopes for all ADA ramp designs.*
- *Design and Construction Manual Section 5304, Table LS-5, specifies the maximum allowable design cross-slope to be 1.5%. Please revise the ADA ramps at the entrance as they exceed this maximum slope in areas.*

RESPONSE: Acknowledged. See updated plans as all grading for ADA has been updated to accommodate the city standard of 1.5% max slope.

8. *Sheet C6.4: Please indicate how the backflow will be drained.*

RESPONSE: Acknowledged. Updated note has been added to the plans along with a 2" pipe is to connect from vault to closes storm structure to discharge vault if water is within it.

9. *Sheet C6.05: Missing from plan set.*

RESPONSE: Acknowledged. Sheet has been added back to set.

10. *Sheet C7.01: Relocate the pipe information and the Existing Grade leader in the Storm Line A4 Profile View for clarity.*

RESPONSE: Acknowledged. See updated plans.

11. *Sheet C7.02: Storm Line B Plan and Profile views don't match.*

RESPONSE: Acknowledged. See updated plans. Adjusted plan view keynotes to accommodate matching views.

12. *Sheet C7.03: Please include the Structure Table.*

RESPONSE: Acknowledged. See updated plans.

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