

August 12th, 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 August 24th, 2022 on the project referenced above.

Fire Review by Jim Eden

2. *IFC 903.3.7 - Fire match 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-The FDC shall be within 100 feet of a public or private hydrant.

RESPONSE: Acknowledged. A hydrant is located within 100'. Reference W7 (north of FDC Connection) on sheet C6.02 and C6.04.

3. *Match 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 a 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 to satisfy the requirement found in Table C102.1.

Planning Review by Shannon McGuire

No Comments

Engineering Review by Sue Pyles

1. *Please delineate the 100-year WSE boundary and include the elevation at each detention basin.*

RESPONSE: Acknowledged. 100-year WSE boundary has been added to each sheet with the elevation displayed on grading sheets C5.01 and C5.04

2. *Please label the BMP Easement boundary at each detention basin.*

RESPONSE: Acknowledged. Easement Boundary has been labeled and reflected to match the basins.

3. *Please delete the inadvertent line near the bottom of the south detention basin.*

RESPONSE: Acknowledged. Top of pond line has been updated.

4. *Please revise both detention basin layouts to provide for a longer path between inlet and outlet to avoid short-circuiting.*

RESPONSE: Acknowledged. See updated storm adjustments to make sure no short circuiting will occur.

5. *Please revise grading near the south detention basin to eliminate any grading within the stream buffer.*

RESPONSE: Acknowledged. The basin is no longer graded into the proposed stream buffer.

6. *Please include the required and proposed detention and water quality volumes on the detention basin outflow sheets.*

RESPONSE: Acknowledged. Inflow volumes and total storage have been added to the sheets.

7. *Please utilize the same numbering/naming convention between the plans and the Storm Drainage Study for the detention basins to avoid confusion.*

RESPONSE: Acknowledged. The basins are labeled A-1 and B-1 in both the storm study and the plans

8. *Storm Drainage Study:*

- *The City does not require any Level of Service requirements, so those sections may be deleted if you choose. If not, please clarify that the level of service requirement is not the City's.*

RESPONSE: References to Level of Service requirements have been removed from the study.

- *The minimum orifice size is 1 inch. Please revise the Water Quality calculations accordingly.*

RESPONSE: Calculations have been revised to show a minimum opening size of 1 inch.

- *The study indicates there are 20 rows in the perforated riser, but the plans show 17 rows. Please reconcile.*

RESPONSE: The perforated riser configuration has been revised. The configuration shown in the plans and the study should now be consistent. Refer to Section 4.3/Appendix C of the study and Sheet C7.04 of the plans for revised perforated riser configurations.

- *The study indicates that meeting 2 of the 3 release rates is not possible. This will be considered further after the required supporting information has been submitted for review.*

RESPONSE: Additional justification regarding the allowable release rates has been provided in Section 4.4 of the study.

- *The study includes a “waiver” request for encroachment into the stream buffer in two locations. The plans do not seem to show any encroachment at the loading dock. The encroachment at the detention basin will not be supported by staff because sufficient justification has not been provided showing why no other options for the basin to remain outside the buffer exist.*

RESPONSE: Encroachments on the stream buffer are shown on Exhibit 6 of Appendix A. The purple dashed line is the required stream buffer based on KC-APWA requirements and the green dashed line is the provided stream buffer after development. Additional clarification and justification regarding stream setbacks has been provided in Section 4.5 of the study.

- *Please include all required supporting calculations, including calculations to verify that the emergency overflow spillway has been sized appropriately.*

RESPONSE: Emergency spillway calculations have been added to Appendix C. Appendix E has been added, which includes additional calculations from the hydrologic model.

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

RESPONSE: Acknowledged. This was provided last round, if there is something missing/etc., please contact us and we will get this updated quickly.

Traffic Review by Brad Cooley
No Comments

Building Codes Review by Joe Frogge
Approved With Conditions

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. Building 1 was performed the same way for reference.

Thank you,

Seth Reece/Luke Moore
Olsson