



September 30, 2021

City of Lee's Summit, Missouri

Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

Re: PL2022174 – Lee's Summit Logistics Lot 2 – Commercial Final Development Plan

To whom it may concern:

The following are responses to your comments made September 26, 2022 on the project referenced above.

Planning Review

No Comments

Engineering Review

1. *Please label the basins throughout the plan set.*

RESPONSE: Basins have been labeled as Basin A-1 and Basin B-1 throughout the plan set.

2. *Sheet C2.0 shows several line types at each detention basin. This is done throughout the plan set on the "general" type of sheets. Please label these lines for clarity. Not necessarily on each sheet, but on Sheet C2.0 at a minimum.*

RESPONSE: The following labels have been added to sheet C2.00: BMP Easement, Top of Basin, 100 year WSE

3. *The BMP Easement arrows on Sheet C4.00 aren't pointing at any line.*

RESPONSE: The arrows have been adjusted.

4. *Sheet C5.1 shows the BMP Easement labeled, but is it along that contour all around the basin? If so, wouldn't it need to be large enough to contain the entire dam? We need to discuss.*

RESPONSE: The BMP Easements are sized to encompass the basin and the emergency spillways with a 5' buffer on basin B-1 and a 13' buffer on the Basin A-1 (8' dam/flat portion of ground + 5' buffer).

5. *Please revise the Section Through Outlet Structure on Sheet C7.04 to show 1 column of holes in the perforated riser. I know that isn't where the actual layout is shown, but there always seems to be questions come up so this will help the clarity.*

RESPONSE: The Section Through Outlet Structure detail has been updated.

6. *Short-circuiting of a detention basin occurs when there is minimal separation between the inlet(s) and the outlet. The distances between B1 and the riser in Basin A-1 and between C1 and S2 in Basin B-1 do not provide enough separation to prevent short-circuiting. Basin B-1 is especially close together. Please revise. Basin B-1 would benefit from the inflow connecting to C3 rather than C-2, for instance.*

RESPONSE: Basin A-1 outlet structure has been shifted further north. Per analysis, a short circuit in basin B-1 would not impact the peak flow to the downstream point of interest due to the time of concentration differences between the proposed storm sewer and the stream. A short circuit would precede the timing of the peak flow in the stream during the design storm events. The inflow unfortunately cannot connect to C3 due to required depth needed to drain the roof drains from the dock side of the building.

7. *Please revise Northern Basin and Southern Basin to Basin A-1 and Basin B-1 throughout the plan set.*

RESPONSE: The naming has been adjusted.

8. *The storm study requests a stream buffer waiver for 2 locations, but it doesn't look like the waiver is needed. Please compare the platted stream buffer with the layout, and update either the plans or study accordingly.*

RESPONSE: The stream corridor encroachment locations can be seen on sheets C5.03 and C5.04.

9. *I have general questions about where some calculations are located in the stormwater study. I'm not very familiar with HEC-HMS, so I'd like to set up a zoom meeting to discuss.*

RESPONSE: Lets set up a call when available to walk through final comments with HEC-HMS. We will bring our water resource specialist on the call as well to help answer any additional questions.

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-the FDC cannot be supplied by a yard hydrant (red)The FDC shall be within 100 feet of a public or private hydrant.

08/15/2022- Not corrected.

09/13/2022 Not corrected.

RESPONSE: The W7 "Yard Fire Hydrants" located northwest of the FDC has been removed and a W8 "Fire Hydrants" has been added within 100' of the FDC.

Traffic Review

No Comments

Building Codes Review

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*

7/7/22 - deferred to MEP building permit submittal

RESPONSE: The utility keynotes have been updated to reflect the requested information. The utility plan keynotes illustrate the total project quantities and therefore each keynote will not necessarily be seen on every sheet. The water related designations can be seen on sheet C6.04.

Thank you,

Seth Reece/Luke Moore
Olsson