



September 30, 2021

**City of Lee's Summit, Missouri**

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

Re: PL2022175 – Lee's Summit Logistics Lot 3 – 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**

1. *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. Sheet C6.00 has a note that no gas well are present on the property.

2. *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. This information is provided within the building permit package.

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

**RESPONSE:** Acknowledged. This information is provided within the building permit package.

**Engineering Review**

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

**RESPONSE:** The 100 year WSE boundary has been added to the basin and called out on sheets C2.00 and sheets C5.00-C5.03

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

**RESPONSE:** The BMP easement has been added to each basin and labeled in both the general layout sheet and the grading sheets.

3. *Please revise the west detention basin layout to prevent short-circuiting. As shown, Structures E-1 and I-3 are too close to each other.*

**RESPONSE:** E1 has been shifted further north.

4. *Please utilize the same numbering/naming convention between the plans and the Storm Drainage Study for clarity. Label the basins throughout the plan set.*

**RESPONSE:** Acknowledged. The basins have been labeled B-2 and B-3 to align with the storm drainage study.

5. *The minimum orifice size is 1 inch. Please revise the Storm Drainage Study and Water Quality calculations accordingly.*

**RESPONSE:** Acknowledged. See updated orifice hole detail and study.

6. *Sheet C5.07: Please revise the upper left ADA-accessible ramp. The 4.90% and 8.75% slopes exceed City maximum allowable.*

**RESPONSE:** Acknowledged. The ramp has been updated.

7. *Sheet C6.01: Please revise Keynote W3 to be similar to Keynote W5, so it includes line length, size, and material.*

**RESPONSE:** Keynote W3 has been updated and an irrigation meter has been added.

8. *8. Sheets C7.01-C7.12:*

- *Show the design HGL in Profile view.*

**RESPONSE:** Acknowledged. HGL's have been added.

- *Verify all minimum falls across structures meet the minimum requirements of APWA Section 5604.5. Structures E-5, E-6, F-3, and H-1 don't appear to meet the requirements.*

**RESPONSE:** Drops have been updated. H1 is a header pipe for the roof drains so no drop was provided.

- *Please include compacted fill hatching between the existing grade and bottom of pipe when applicable.*

**RESPONSE:** Compacted fill has been added.

## **Fire Review**

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

2. *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.*

**RESPONSE:** The maximum distance from any point of the building to a proposed hydrant is less than 300'.

3. *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 4,000 gallons per minute (includes 50% reduction for a fire sprinkler system).*

**RESPONSE:** Per table C102.1: required # of hydrant is 4, 6 are provided. The maximum distance from any point to a hydrant when factoring in the automatic sprinklers is 315'. The provided maximum distance from any point to a hydrant is less than 300'.

4. *Show the public hydrants along NW Main Street.*

**RESPONSE:** (1) public hydrant has been added to sheet C6.01

5. *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.*

**RESPONSE:** A FDC position has been added to the utility plan.

6. *Action required- Show the location of the FDC and the public or private fire hydrant within 100 feet.*

**RESPONSE:** A FDC position has been added to the utility plan and the relocated hydrant has been approximately 70' south of the connection point.

7. *The hydrant called out as private (W8) is a yard hydrant and cannot be used to supply the FDC (not shown). A main supplying the fire loop from the fire pump is not shown.*

**RESPONSE:** Acknowledged. See sheet C6.01

8. *IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.*

**RESPONSE:** Acknowledged. Public water main plans have been coordinated and approved through the cities process in which we have upsized the existing watermain to accommodate this.

9. *Action required- Work with Water Utilities to confirm there is available fire flow.*

**RESPONSE:** Acknowledged. Public water main plans have been coordinated and approved through the cities process in which we have upsized the existing watermain to accommodate this.

10. *507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.*

**RESPONSE:** The only hydrant subject to impact by motor vehicle is located on the north side of the building and a note stating that the hydrant protection shall comply with section 312.

11. *Action required- Provide hydrant protection.*

**RESPONSE:** The only hydrant subject to impact by motor vehicle is located on the north side of the building and a note stating that the hydrant protection shall comply with section 312.

## **Traffic Review**

*No Comments*

## **Building Codes Review**

1. *Water system design incomplete.*

*Provide the following:*

- *Tap sizes (coordinate with water dept as not all sizes are available)*
- *Pipe sizes*
- *Pipe materials*
- *Vault details (fyi - on domestic, the BFP must be in the building)*
- *Water meter size*
- *Water meter location*
- *9/15/22 - not found in submittal*

**RESPONSE:** Acknowledged. See Utility sheets.

Thank you,

Seth Reece/Luke Moore  
Olsson