

FDP REVIEW COMMENTS - LEE'S SUMMIT NORTH

CORRECTION #				RESPONSE	
FIRE					
Jim Eden					
11-Nov	1	KNOX LOCKS	IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock shall be provided on the gate if not already there.	M* Response: A Knox Box has been added adjacent to the main entry on the North wall of the building (Sheet A201).	
ENGINEERING				RESPONSE	
Gene Williams					
11-Nov	1	WAIVER	The waiver request is not a construction modification request, but rather, a design modification request. Please resubmit the correct form.	KV Response: The correct waiver has been included	
11-Nov	2	WAIVER	Please include the project number on the design modification form. It is project number PL2022374.	KV Response: Project number has been included	
11-Nov	3	WAIVER	Please ensure the other waiver requests for Lee's Summit West High School and the main Lee's Summit High School include the correct form for the waiver. It is not a Construction Modification Request, but rather, a Design Criteria Modification Request. This form shall be sent separately.	KV Response: Correct form for all 3 schools has been submitted.	
11-Nov	4	PLAN PACKAGE	The plan package included Lee's Summit West High School Improvements. Please eliminate these from the application package, and only include those pertaining to Lee's Summit North High School.	M* Response: The building to be constructed at LSN and LSW are identical. Meetings with City of Lee's Summit staff recommended combining both LSN and LSW into a single package for review. All sheets within the document set which are UNIQUE to a specific site are given the suffix "-A" (Lee's Summit West) or "-B" (Lee's Summit North). A review package with separate LSN and LSW documentation has been uploaded.	
11-Nov	5	OVERVIEW SHEET	Normally, a general overview sheet is included to show where the improvements are being proposed. I could not find such a general layout sheet. Please provide a general layout sheet of the campus.	KV Response: General overview sheets have been submitted for LSW and LSN	
11-Nov	6		No further review was conducted, pending receipt of a plan package that can be reviewed from the perspective of: 1) one project (i.e., Lee's Summit North High School), and 2) an overview sheet showing where the proposed building is located in relation to other buildings. At present, I cannot determine where the building addition is being proposed with certainty.	KV Response: Acknowledged	
17-Nov	1		The Design Criteria Modification Request should be combined into one (1) single pdf file with: 1) the template form, 2) the summary discussion (sealed), and 3) exhibits. Please combine these into one (1) single pdf file.	KVE Response: The full Design Criteria Modification Request package has been included with this submittal	
17-Nov	2		The 6 inch fire line appears to be connected to a private water line. Does this private water main connect to the public 12 inch main along Douglas St. with a backflow vault and backflow assembly? If not, a backflow vault and backflow assembly may be required near the 12 inch main near Douglas St. Please review and revise the drawings as necessary, as it appears there is no backflow vault near the 12 inch public main near Douglas St. If required by Water Utilities, this backflow vault and backflow assembly should be located outside of right of way and outside any public easements. Please see the Design and Construction Manual for more specific requirements for fire lines and backflow vaults, or contact me for further discussion.	KVE Response: Based on record drawings and visual site observation it appears that the 12-inch main on Douglas St. has been previously tapped for the both the fire service line as well as the domestic service line with a backflow preventer on the fire line and a meter on the service line. For the Robotics building we are tapping both lines near the main building. The fire line is tapped near the dock area to install a fire hydrant near the new building. The 6" service line running near the new building will be tapped for domestic service to the new building. New meters or backflow preventers are not required for this project.	
17-Nov	3		A 2 inch domestic service line is shown connecting to what appears to be a private water main. It also shows an in-line backflow vault and backflow preventer, which should be shown within the building and not outside the building. Backflow vaults installed outside a building are generally limited to private fire lines rather than domestic water service lines. Please show the location of the water meter, including sizing information, near the public water main along Douglas St. (i.e., the 12 inch line near Douglas St.). No backflow vault is desired or required for a domestic service line, so please eliminate the backflow vault from the domestic line. Please revise as appropriate.	KVE Response: The backflow preventer on the domestic service line has been removed. An existing meter is located at the service tap along the main on Douglas St which negates the need for a new meter.	
17-Nov	4		A two (2) inch domestic water service line is shown, but it is questionable whether this size line is appropriate for the building shown. Are you intending on installing a 2 inch meter? It would appear a 5/8 inch meter would be sufficient in this instance, and it would appear a 2 inch line would not be required. Please review and revise as appropriate.	KVE Response: The service line has been sized appropriately per the MEP	
17-Nov	5		Please show the location of the water meter and the size of the water meter. It should be located near the public 12 inch line near Douglas St., and within right of way or an easement and in an area readily-accessible to Water Utilities staff. If no easement is located in the area of the water meter, a separately-recorded water line easement may be dedicated.	KVE Response: See response to comments 2 & 3.	

17-Nov	6		It appears a water meter already exists near the private fire hydrant. Is there a reason why an additional water meter is being proposed? It may be possible to install a tee after the existing water meter, and utilize the existing water meter to service the new building. Please evaluate and revise as appropriate.	KVE Response: See response to comments 2 & 3.
17-Nov	7		There were references to W(R) on the plan sheets (i.e., Water Line "Record"). What does this term refer to? We are seeing no such water line in our records. Please evaluate and revise as appropriate.	KVE Response: The line running through the campus is a private main. The Water Line "Record" is based on available historical design documents and/or as-builts. Field verification of existing lines will take place prior to installation of new lines.
17-Nov	8		Due to the apparent confusion regarding water lines and fire lines, please contact me for further information. Alternatively, please consult the Design and Construction Manual "Water Mains" for further information regarding fire lines, domestic service lines, backflow vaults and backflow assemblies, etc.	KVE Response: Acknowledged. Phone discussions held on Friday 11/18/2022 and Monday 11/21/2022
17-Nov	9		Please revise the cost estimate as appropriate after making the revisions to the plans.	KVE Response: Revised cost estimate included with this submittal.

PLANNING

Hector Soto

RESPONSE

11-Nov	1	SITE DATA TABLE	SITE DATA TABLE (Sheet C100-B). - Correct the listed property zoning from PO to R-1 (Single-family Residential). - Fill in the setback information for Front (30' per plat); Rear (30'); and side (30'). - Provide building square footage for the existing school; the proposed robotics building; and total (existing + proposed). - List the number of existing classrooms; the number of proposed classrooms (from the addition); and total classrooms (existing + proposed). - List the number of existing parking spaces and the number of required parking spaces. The number of required parking spaces for a high school is calculated at a rate of 6 spaces per total classrooms	KV Response: Acknowledged
11-Nov	2	ROOF-TOP UNITS	ROOF-TOP UNITS. In order to comply with City ordinances, all RTUs shall be fully screened from view by raising building parapet heights at least equal to the height of the units being screened.	M* Response: RTU units are mounted in a mechanical well on the roof of the new building. A combination of the exterior wall skin and "butterfly" roof form blocks visibility of the RTU's from public access roads from the East / West and all but the upper 30" of the unit on the South side of the building. The existing high school building provides screening to the North.
11-Nov	3	EXTERIOR COLORS	EXTERIOR MATERIALS. Label the proposed exterior building material colors.	M* Response: Exterior material colors have been noted on building elevation sheet A201
11-Nov	4	LIGHTING	LIGHTING. Identify which light fixture(s) listed on the fixture schedule on Sheet E700 will be used on the building exterior. All exterior lighting fixtures shall comply with UDO Sections 8.220 and 8.260.	HEI Response: SL1.2, SL1.8, SL1E.5 and SL2.6 provide the exterior lighting. Fixtures comply with UDO section 8.220. UDO section 8.260 does not apply as these fixtures are not wall mounted.

BUILDING CODES REVIEW

Joe Frogge

RESPONSE

11-Nov	1	MISC CORRECTION	Sanitary connection at manhole not allowed.	KV Response: We are following existing conditions for this site. Previous service lines for additions to the building tie into the same manhole. Tie-ing into the manhole allows us more flexibility in pipe depth to ensure proper crossings with storm sewer and water.
28-Nov	2	MISC CORRECTION	Water service backflow to be inside building. Still shown in yard on C500-B. Profile on C800-B still references exterior backflow and there is no information about meter.	KVE Response: Backflow preventer has been removed from domestic service line on C800-B. BFP located inside building RE Sheet: P101-B
28-Nov	3	MISC CORRECTION	Specify size, type, and location of water meter. Not found in plans.	KVE Response: The site is already metered at NE Douglas St., We are tapping the private main running through the campus. Approach was discussed with Gene. Existing records do not show a meter but Chris Crowder with Kaw Valley visited the site and visually verified the meter.