



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 8, 2023
To: Scott Ready, City of Lee's Summit
From: Dan Finn, P.E., Phelps Engineering, Inc.
Re: Responses to City Comments
Market Street Center Lot 2 – Westlake Hardware
PEI #220695

Scott, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Dan

Zoning Review:
Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in

Portable Document Format (PDF). Please contact Staff with any questions or concerns.

Response: Acknowledged

PHELPS ENGINEERING, INC.

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Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Response: Acknowledged.

Planning Review

1. Please provide a Completed application form with signatures and a completed ownership affidavit form.

Response: Acknowledged. Signed application and affidavit provided with resubmittal.

2. On the cover page please include the legal description of the property and include the area of land in sq. ft. and acres.

Response: Added legal description and area of land to the cover.

3. Will there be any ground mounted mechanical equipment? If so, please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

Response: No ground mounted equipment. All equipment is roof mounted and screened by parapets.

4. It looks like you are proposing no curbing along the sidewalk adjacent to the front (north side) of the store. How will this area be protected from vehicles? As curb block are only allowed as part of ADA stalls, I would recommend installing bollards.

Response: This is proposed to be a turn down sidewalk. See Sheet C2.1 which includes elevations for the sidewalk and the pavement. The pavement will be poured flush with the sidewalk adjacent to the ADA stalls with concrete wheel stops. The asphalt will drop east and west of the ADA stalls while the sidewalk will remain elevated which will naturally introduce a curb barrier. Keynote H is included on Sheet C1 calling out the turndown sidewalk.

Engineering Review:

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.

Response: See included.

- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

Response: See included SWPP. We acknowledge that a MDNR permit for land disturbance will be required prior to permit issuance.

- The plans label the lot as Lot 2A. Please verify if this is correct or revise to Lot 2 throughout the plan set.

Response: Revised to Lot 2 as the minor plat has not been recorded at this time.

2. Sheet C1: The scale appears incorrect. Please revise.

Response: Corrected the scale on Sheet C1.

3. Sheets C2-C2.4:

- Label the retaining wall and include Top of Wall and Bottom of Wall elevations where appropriate.

Response: Top and bottom of wall elevation added to the retaining wall on Sheet C2.1.

- The City recommends that the sidewalk design slopes be 1.5% for cross-slope and 7.5% for running-slope to allow for construction tolerance in the field. The slopes shown at the west end of the crosswalk exceed these design slopes.

Response: See Sheets C2.1. The sidewalk ramp on the west side of the crosswalk at the NE corner of the building was updated to 7.5% and 1.5% accordingly. We acknowledge that the crosswalk in front of the building is 1.7% which provides less tolerance for construction than 1.5% when compared to the 2.0% maximum cross slope per ADA.

4. Sheet C3:

- The method of draining the backflow vault sump shall be shown. We have seen the following methods used in the past: 1) daylighting with a small diameter pipe, 2) connection to a storm box, or 3) construction of an infiltration gallery in the form of a 2-foot diameter hole lined with permeable geotextile and filled with clean 3/4-inch rock. In lieu of the above, a sump pump could be installed. Please evaluate and revise as appropriate.

- Will there be an irrigation meter? If so, please include in the plan set.
- Specify fire line material.

Response: The backflow prevention device for the fire protection line was relocated inside the building. The private fire lines to the proposed fire hydrants be routed back outside after the backflow prevention device. See revised Sheet C3.

5. Sheet C4:

- Provide details for lowering the existing junction box, Structure 11.

Response: Added detail to Sheet C4.

- Provide details for connecting proposed curb inlet Structure 10A with the existing storm sewer.

Response: Added detail to Sheet C4.

- Review the flowlines at Structure 10A, there appears to be a typo.

Response: Fixed flowlines at Structure 10A to match the existing pipe invert.

6. Sheet C4.1: Provide details for lowering and converting the existing junction box to a curb inlet, Structure 20.

Response: Response: Added detail to Sheet C4.1.

7. Sheet C4.2:

- Please show the hydraulic grade line for the design storm on the profile view of the storm system. If the pipe cannot manage the 100-year event without surcharging, then a suitable overflow route must be established for the excess.

- Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

Response: The 100-year HGL was added to the profiles and does not flood the system. The compacted fill note and hatch on the profile has been added to Line 3.

8. Sheet C5: Please include inlet calculations.

Response: Inlet capacity calculations added to Sheet C5.

9. Sheets C7.2-C7.3: Please revise all trench and backfill details to show 12" fill above the pipe, rather than 6".

Response: Revised accordingly.

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 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Haz Mat permit is also required for propane (LPG) filling and exchange. Complete a Hazardous Materials Permit application. Include quantities and specifications for the filling operation and employee training.

Response: Acknowledged.