

May 25, 2023

Scott Ready
Project Manager
Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

Re: Heartland Market

Mr. Ready

Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. Please update the plan sheets to meet this requirement.

- Response: We exceed minimum requirements, we show seven inches of full depth reinforced Portland cement concrete on a sub-grade of four inches of granular base.

2. Please label the location of all oil and/or gas wells within the subject property. If none are present please add a note stating sop and cite the source of your information.

- Response: There are no oil or gas wells within the subject property. A note has been added to the cover sheet.

3. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

- Response: Photometric plan has been provided with this resubmittal

4. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

- Response: Specifications have been added to the photometric plan

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

- Response: No ground mounted equipment is proposed

6. Please provide a floor plan showing dimensions and areas of all floors within the proposed structure.

- Response: Floor plan has been included with this submittal

7. Please include the Floor Area Ratio (FAR) in the site data table on sheet C02.

- Response: Floor Area Ratio (FAR) has been added to the site table as letter I.

8. Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and

parallel to the street. Please provide details on how you are meeting this requirement for the parking stalls located adjacent to the proposed north/south street along the eastern property line.

- Response: Additional landscaping min. 2.5'ht. has been added to the landscape plan to screen the eastern parking lot.

9. To ensure a clear ADA path along the sidewalk in front of the structure please label the clearance between the ADA parking signs and the building.

- Response: Distance of 6.0' has been labeled on sheet C03

10. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.

- Response: Acknowledged.

11. All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed under separate application.

- Response: Acknowledged.

12. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

- Response: Form 7460 has been submitted to the FAA, no comments have been received at this time.

13. The subject property requires platting prior to the issuance of building permits.

- Response: Acknowledged.

Engineering Review

Sue Pyles, P.E.

Development Engineering Manager

Corrections (816) 969-1245

Sue.Pyles@cityofks.net

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
 - Response: Engineer's Estimate is included with this submittal
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
 - Response: The SWPPP has been submitted
- Include all required City standard details in the plan set.
 - Response: City standard details have been included.

2. Sheet C01:

- There are not differing flood zones throughout the project, please revise the Flood Plain Note accordingly.
 - Response: Flood Plain note has been revised accordingly.
- Remove the approval signature block for the City. A stamp will be provided electronically when approved.
 - Response: The signature block has been removed.

3. Sheet C02:

- Please clarify the improvements that are "By Others" throughout the plan set, such as the sidewalk shown as future.
 - Response: The improvements that are "By Others" have been modified to "By Developer". The work done "By Developer" should be completed prior to any construction on this lot.
- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

- Response: A detail has been added to sheet C18 to show the extension of the aggregate base and compacted subgrade to 1.0' beyond the back of curb.
4. Sheet C4: Not all features shown on this sheet are existing, some are proposed by others. Please clarify.
- Response: Work done by others should be completed and will become existing conditions, prior to construction on this lot.
5. Sheet C7:
- Turning spaces must not exceed 1.5% slope in any direction. Please revise the plans as needed.
 - Response: Revised turning spaces to not exceed 1.5% slope
 - Turning spaces will be required at each 90 degree turn on the sidewalk connecting to the street to the east, as well as where that sidewalk connects to the public sidewalk.
 - Response: Added the required turning spaces and labeled slopes.
6. Sheet C08:
- Please relocate the domestic water connection to be to the water main to the east.
 - Response: Domestic water connection is located to the water main to the east.
 - Relocate the water meter to the easement along the east and indicate that Soft Type K Copper is required from the water main to 10' beyond the water meter.
 - Response: Meter has been relocated and Soft Type K Copper has been called out.
 - The water meter size shown is much larger than expected. Please indicate the required flow rate. Staff can work with you to get the most appropriate meter specified.
 - Response: Meter has been adjusted from a 4" to a 2" meter
7. Sheets C10-C11:
- Include the following note on any profile sheet applicable: "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: Label and hatch are now shown.
 - Please include the design HGL on all pipe profiles.
 - Response: HGL has been labeled on all pipe profiles.
 - Label the structures in Plan view.
 - Response: Structures have been labeled in Plan view.

Traffic Review- Brad Cooley, PE., RSPI Brad.Cooley@cityofls.net

1. The public infrastructure shown in the background of this plan should reflect the approved plans. (ie. median, etc.)

- Response: Acknowledged.

Fire Review

Jim Eden

(816) 969-1303

Assistant Chief

Jim.Eden@cityofls.net

1. 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- Move the hydrant to the southwest corner of NE Ikerd and NE Lucky.

- Response: Hydrant has been moved.

2. 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.

3. 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.

Action required- Provide information on the quantity of fuel to be stored and sold. A permit for fuel may not be required if under the TPQ (75,000-gallons for gasoline, 100,000-gallons for diesel fuel). Propane exchange will require a Haz-mat Permit regardless of quantity. Complete a Hazardous Materials Permit Application if either condition applies.

Response: Below is the proposed fuel tank capacities

15,000 gallon tank for NL with a maximum capacity of 13,500 gallons of storage

6,000 gallon tank for clear diesel with a maximum capacity of 5,400 gallons of storage

4,000 gallon tank for ethanol free premium with a maximum capacity of 3,600 gallons of storage.

4,000 gallon tank for regular premium with a maximum capacity of 3,600 gallons of storage.

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Building Codes Review Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

1. Sanitary piping not allowed to connect at manhole.

- Response: Sanitary piping now connects to main in lieu of manhole

2. Clarification needed. C08 shows 8" sanitary piping compared to 6" on C12.

(Warning: Both of these seem oversized for this type of application. Oversized sanitary can cause blockages in the future)

- Response: Sanitary piping has been modified to be a 6" on both sheets

3. Provide calculations to justify 4"

water meter. Consider:

- Meters over 2" require engineered meter pit.

- 4" water meter including taps and sewer fee will cost \$182,427.00 (compared to 2" @ \$37,197.16)

- Response: 2" Meter to be utilized.

4. FYI - A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Estimated fee is almost \$170,000.00 and does not include permit fee, site fees, etc.

- Response: Acknowledged.

Sincerely,

Dustin Burton, P.E.
Project Manager

RENAISSANCE INFRASTRUCTURE CONSULTING