

June 14, 2023

Scott Ready
Project Manager
City of Lee's Summit

Re: **PL20233055** Heartland Market- Lee's Summit

Mr. Ready,

Below is a response letter for comments received 6/12/23:

Engineering Review	Sue Pyles, P.E.	Development Engineering Manager
Corrections		
(816) 969-1245	Sue.Pyles@cityofls.net	

1. Please revise the water service line so that it crosses the public easement but does not run through it longitudinally. This can be accomplished by either coming out of the east side of the building and running straight east or by coming out of the north side of the building as shown and immediately turning east running straight to the existing public water main.

- **Response: Water service line has been revised as requested.**

2. Please revise the water meter location. Design and Construction Manual Section 6901.L.1 requires that the meter be located within 1' of the R/W or easement line on the public side of the line.

- **Response: Water meter has been relocated as requested.**

3. The storm sewer system must be designed to carry the 10-year by gravity flow, but may be designed to carry the 100-year by pressure flow. Please clarify if this is how the system is functioning by including the 10-year HGL where the 100-year HGL is not within the pipe. Please also confirm that the 100-year HGL is at least 0.5' lower than any structure openings.

- **Response: Storm pipes have been enlarged to allow 100-year HGL to be contained within the pipes. Can confirm that the 100-year HGL is at least 0.5' lower than any structure opening.**

Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
	(816) 969-1303	Jim.Eden@cityofls.net	

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**

Traffic Review	Susan Barry, P.E.	City Traffic Engineer	Approved with Conditions
	(816) 969-1800	Susan.Barry@cityofls.net	

1. Informational comment: The aisle around the back of the building is one way (two lanes) to get to the dumpster and the pick-up window. This is a weird one, since it's not exactly a drive thru with a speaker. My question is how do they prevent drivers from driving the wrong way around the back of the building?

- **Response: understood, we added some signage and striping to help deter “wrong way” drivers.**

Building Codes Review	Joe Frogge	Plans Examiner	Approved with
	Conditions (816) 969-1241		
		Joe.Frogge@cityofks.net	

3. 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.

6/9/23 - acknowledged in letter

- **Response: Acknowledged**

Sincerely,
Dustin Burton, P.E.
Project Manager

RENAISSANCE INFRASTRUCTURE CONSULTING