

## Mark Lee

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**From:** Christopher Storm <chris@stormenggrp.com>  
**Sent:** Wednesday, May 5, 2021 4:48 PM  
**To:** Justin.Klaudt@wilsonco.com  
**Cc:** Mark Lee; Don Margriter  
**Subject:** Re: FW: Teague Lumber Bonner Springs

Justin,

I received your comments from Mark Lee and wanted to provide more information and get some clarification on a few of the comments. I have copied your comments to my email and added notes in *italics* below.

Chris Storm  
785 766-6661

- Are enough parking spaces being provided?  
*Reduced parking requirements were discussed with Mark Lee during the presubmittal meeting. Bonner Springs parking requirements for warehouse, storage, and wholesale establishments are based on "1 parking space/1,000 sf gross floor area dedicated to the same" resulting in 18 parking spaces required. Teague Lumber only does wholesale delivery of materials with their trucks with no customer pickup. The 10 parking spaces provided are more than enough for the full-time employees in the office and four delivery drivers.*
- Provide a stormwater report that includes a soil analysis that provides infiltration rates.  
*Terracon is scheduled to complete field work at the site next week with a geotechnical report including estimated infiltration rate expected later this month. Once the geotechnical report is received a stormwater report will be provided for the infiltration basin.*
- Provide a 3-phase erosion control plan (pre-construction, during construction, final stabilization).  
*Erosion control plan will be provided with the land disturbance permit.*
- Provide standard details for erosion control features, entrances, etc.  
*Erosion control plan will be provided with the land disturbance permit.*
- Provide a traffic control plan  
*By traffic control plan, do you mean a temporary traffic control plan during construction or a permeant traffic control plan for the site? If temporary traffic control plan, can this be included with the land disturbance permit instead of the site plan.*
- Provide a utility plan  
*Water, sanitary, and electric service locations are shown on sheet 2 of the site plan. Is there more information needed?*
- Entrances don't account for curb along Bonner Industrial Drive.  
*Both concrete entrances from Bonner Springs Drive will include curbing.*
- Tees are shown in the City ROW and close to UGT and water main. Recommend placing on private property.  
*My intent was to show the street trees generally at the same location as adjacent lots to the north and south and not to encumber the platted 20' utility easement with street trees. I will move the street trees to a couple of feet west of the right-of-way line.*
- Development will require a KDHE NOI. Provide a copy to the City prior to issuing an earth change permit.  
*NOI has been submitted and waiting on approval from KDHE. Approved NOI will be submitted with land disturbance permit.*