



February 2, 2022

**City of Lee's Summit, Missouri**

Attn: Mike Weisenborn  
220 SE Green Street  
Lee's Summit, MO 64063

Re: PL2021398 – Lee's Summit Logistics – Commercial Final Development Plan

To whom it may concern:

The following are responses to your comments made January 28, 2022 on the project referenced above.

**Planning Review – Shannon McGuire**

1. *Please label the proposed exterior building materials. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. (Same comments 3 & 4 from Applicant Letter dated December 27, 2021)*

*This information is required prior to staff approving the FDP.*

**RESPONSE:** Acknowledged. There are not any outdoor dumpsters planned for the project. Depending on the particular Tenant, one of the dock doors will be equipped with a compactor that will be hauled off and replaced when it is full. This will be detailed in the Tenant Finish drawings.

**Engineering Review – Sue Pyles**

1. *The sidewalk along Main Street must extend south to connect with the existing sidewalk on Tudor. This sidewalk must be shown on all plan submittals as appropriate.*

**RESPONSE:** Acknowledged. See sidewalk added on the west side per discussion with Sue.

2. *Sheet C1.00: Please remove the Overland Park references "OPMC Chapter 16.200 and Title 18" from Erosion & Sediment Control Note 2.*

**RESPONSE:** Acknowledged. No notes pertaining to other cities within the plan set now.

3. *The updated notes for the domestic water are acceptable since no tenant specifics are known. However, please graphically show the proposed domestic water meter located within the public easement within 1' of the easement line.*

**RESPONSE:** Acknowledged. See updated meter location.

**Fire Review – Jim Eden**

1. *The 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. Note added to Utility Sheets.

2. *IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.*

*Action required- Show the location of a public or private hydrant within 100 feet of the FDC. A yard hydrant cannot supply its own water to the the FDC.*

*1/25/2022- The hydrant shown is still coming out of the building and presumably off of the fire pump, which is not allowed. Show a private*

**RESPONSE:** Acknowledged. Fire hydrant ties off the fire loop for its own private hydrant.

3. *Provide public hydrants along Main Street.*

*12/20/2021- Hydrants are not shown.*

**RESPONSE:** Acknowledged. See updated utility sheet that calls out public fire hydrants.

4. *IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.*

*The designed infrastructure shall be capable of providing the fire flow required by IFC Table B105.1(2). LS Water Utilities can assist with modeling.*

**RESPONSE:** Acknowledged. Per discussions with city staff, adequate flows will work for project sites.

5. *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 a Hazardous Material Inventory Statement and a completed Hazardous Materials Permit Application as soon as it is know what commodities will be stored or utilized in the building, including propane for forklifts.*

**RESPONSE:** Acknowledged. This will be completed prior to Tenant Finish Permit issuance.

**Traffic Review – Brad Cooley**

1. *No comments*

**RESPONSE:** Acknowledged.

**Building Codes Review – Joe Frogge**

1. *No comments*

**RESPONSE:** Acknowledged.

Thank you,

Seth Reece  
Olsson