

February 16, 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 February 16, 2022 on the project referenced above.

**Planning Review – Shannon McGuire**

1. *No comments.*

**RESPONSE:** Acknowledged.

**Engineering Review – Sue Pyles**

1. *Submit an Engineer's Estimate of Probable Construction Cost.*

**RESPONSE:** Acknowledged. See below cost estimate for site development.

SOIL REMEDIATION (LKD)	\$ 481,964
RETAINING WALLS	\$ 140,992
ASPHALT PAVING	\$ 1,391,920
SITE CONCRETE	\$ 883,326
DRILLED PIERS	NOT INCLUDED
SEWERS/UTILITIES	\$ 1,203,336
LANDSCAPING / SOD	\$ 183,550
IRRIGATION SYSTEM	\$ 155,000
FENCING	\$ 41,374
<b>SUBTOTAL SITE IMPROVEMENT</b>	<b>\$ 4,481,462</b>

2. *FYI – ESC Note #4 references OPMC. I didn't notice it on my previous review.*

**RESPONSE:** Acknowledged. See updated note.

3. *Please clearly show the existing floodplain boundary. As discussed, a CLOMR-F and LOMR-F will be required, as will a Floodplain Development Permit. Please submit the required documents and study to the City for signature. The Floodplain Development*

*Permit will be required prior to approval of any plans showing work within the floodplain boundary. A CLOMR-F will be required prior to placement of fill within the floodplain. A LOMR-F will be required prior to any form of occupancy. The study should verify no-rise beyond property boundaries and should address stream stability in reference to the proposed Stream Buffer Modification request.*

**RESPONSE:** Acknowledged. See attached floodplain study for approval.

### **Fire Review – Jim Eden**

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. Per discussion with Jim, note was on plans and this is standard comment. No action required.

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 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 hydrant.*

*2/9/2022 – You cannot supply the FDV from a yard hydrant. Provide a public or private fire hydrant that is not located after the fire pump. If a private hydrant is utilized after the backflow valve, a one way check valve will be needed between the private hydrant and pump to keep from churning the system.*

**RESPONSE:** Acknowledged. Per discussion with Jim, the hydrant is now placed in the correct location off main before fire pump. See updated plan.

3. *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 discussion with Jim, this is standard comment. No action required.

4. *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 now what commodities will be stored or utilized in the building, including propane for forklifts.*

**RESPONSE:** Acknowledged. Per discussion with Jim, this is standard comment. No action required.

#### **Traffic Review – Brad Cooley**

1. *No comments*

**RESPONSE:** Acknowledged.

#### **Building Codes Review – Joe Frogge**

1. *No comments*

**RESPONSE:** Acknowledged.

Thank you,

Seth Reece/Luke Moore  
Olsson