

November 3rd, 2022

Development Services
City of Lee's Summit, Missouri

Application Number: PL2022354
Development Name: Mega Storage – Phase II

Lee's Summit City Staff,

The following changes have been made to the submitted Final Development Plan documents at the request of City Staff:

Planning Review

1. PHOTOMETRIC PLAN. Provide a plan with foot-candle levels for the subject phase.

Please see attached photometric plan.

Engineering Review

2. The angle between Lines 6 and 5 at Str. 5-2 and between Lines 13 and 1 at Str. 1-6 are less than 90 degrees, which is not desirable. Please revise if possible.

Storm lines have been revised. Please see sheets C3.3 and C3.4.

3. Please verify that the Str. 5-2 outflow pipe will fit the structure wall opening requirements given the exit angle.

Storm lines have been revised. Please see sheets C3.3 and C3.4.

4. Please label the separation between the fire line and storm pipe at the Lines 12 and 13 crossings.

Please see the labels added to sheet C3.4.

5. The city does not approve the alternate pavement section request submitted to eliminate the 4" aggregate base layer.

Acknowledged. Concrete pavement section will include 4" aggregate base layer.



Building Codes Review

1. Provide complete, engineered design for retaining wall.

The retaining wall located in the SW corner of the site was included in Phase I construction and has been approved by the city. The retaining wall located by the storm water outfall was also included in Phase I and is less than 4' tall.

Fire Review

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.

Acknowledged.

2. 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. The three northern most buildings on the northeast side do not meet this requirement.

Acknowledged. Fire hydrant has been added.

Respectfully submitted,



Jon Prueter, E.I.T.,
Davidson Architecture and Engineering

