



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 16, 2023
To: Scott Ready, City of Lee's Summit
From: Dan Finn, P.E., Phelps Engineering, Inc.
Re: Responses to City Comments
Market Street Center Lot 2 – Westlake Hardware
PEI #220695

Scott, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Dan

Engineering Review:

1. Sheets C3:

- Specify fire line material.
Response: Keynote W4 updated to call out PVC C900 for the fire line.
- Locate the water meter as required by Design and Construction Manual Section 6901.L.1, which in this case is in the R/W within 1' of the R/W line
Response: Relocated water meter to within 1' of the R/W.
- *Design and Construction Manual Section 6901.I.3 requires buildings located more than 50' from the public water main to include a BFPD located in a buried vault located within 5' of the R/W on the private side. Please revise the plans accordingly, and include the sump drainage as previously requested. Please update the estimate as needed.*
Response: Acknowledged. We have revised the plan to include the exterior backflow vault for the fire line located within 5' of the R/W. Sheet C7.4 was updated to include a site specific backflow vault sump drainage design.

PHELPS ENGINEERING, INC.

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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.

Response: Acknowledged.

2. 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.

A Haz Mat permit is also required for propane (LPG) filling and exchange. Complete a Hazardous Materials Permit application. Include quantities and specifications for the filling operation and employee training.

Response: Acknowledged.