

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 06, 2023

Rangwala Architects
201 S Central Ave. Unit 203
St. Louis, MO 63105

Permit No: PRCOM20230994
Project Title: LION PETROLEUM CONVENIENCE STORE
Project Address: 1021 SE HAMBLEN RD, LEES SUMMIT, MO 64081
Parcel Number: 283759
Location / Legal Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW CONVENIENCE STORE WITH 16 PUMP CANOPY
Invite Police to final for CPTED inspection

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Rejected

2. Complete a Hazardous Materials Permit Application- Include a site plan, tank and dispensing equipment information. A Hazardous Materials Permit is also required for propane cylinder exchange. If provided, show the location of exchange cages.

3. 5307.3 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Section 5307.3.1

Action required- Confirm size of CO2 tank.

7.3.2023- Confirmed 300-pound cylinder.Per IFC 5307.1- Provide ventilation in accordance with IFC 5004.3 or detection in accordance with 5307.3.2. Drawing M! does not show an exhaust system.

4. The dispensing of fuel shall be in accordance with IFC Chapter 23 and the Missouri Department of Natural Resources.

Action required- Provide plans and specifications for the fuel dispensing operation and the canopy.

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06/12/2023- No response.

7/3/2013- Provide plans for the tanks, pumps, awning and shut-offs.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

6/9/23 - not addressed

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

6/9/23 - not addressed

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor.

6/9/23 - not addressed

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

6/9/23 - not addressed

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.