

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 02, 2024

MID-WEST ASSOCIATED CONTRACTORS CORPORATION  
900 NW HUNTER DR STE 25  
BLUE SPRINGS, MO 64015

Permit No: PRCOM20230994  
Project Title: LION PETROLEUM CONVENIENCE STORE  
Project Address: 1021 SE HAMBLER RD, LEES SUMMIT, MO 64081  
Parcel Number: 283759  
Location / Legal Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: LP Mart - 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**

1. 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.

5/1/2024- Indicate the quantity of gasoline and diesel fuel to be stored. The MAC tank plans do not match the tank plan on the FDC.

2. 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.

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3. 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.

06/12/2023- No response.

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

05/1/2024- Petroleum tank plan from MAC does not match approved FDP tank plan. How many tanks will there be and what is the quantity of gasoline and diesel fuel?

2303.2 Emergency disconnect switches. An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

Show the location of the exterior shutoff.

4. Water service and Site plans still show the building as being sprinklered.

Amend the plans.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

1. 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**

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.***