

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, August 06, 2015

To:

Applicant: TEMP-STOP #112	Email: TERRY@TEMPSTOP.COM	Fax #: (816) 347-1732
Property Owner: GREEN MILL II LLC	Email:	Fax #: <NO FAX NUMBER>
Architect: CRAIG LUEBBERT - CL ARCHITECTURE	Email: CRAIG@CLARCHITECTURE.COM	Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2015016
Application Type: Commercial Final Development Plan
Application Name: TEMP STOP CANOPY ADDTION
Location: 1125 NE DOUGLAS ST, LEES SUMMIT, MO 64086

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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2. Areas under the service station canopy shall be illuminated so that the minimum lighting level is at least 10.0 footcandles and no more than 30.0 footcandles.

1. Canopy light fixtures shall be recessed so that the lens cover is flush with the bottom surface (i.e., ceiling) of the canopy.

Engineering Review	Gene Williams	Senior Staff Engineer	No Comments
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Fire ReviewJim Eden
(816) 969-1303Assistant Chief
Jim.Eden@cityofls.netApproved with Conditions

4. 2303.1 Location of dispensing devices.

Dispensing devices shall be located as follows:

1. Ten feet (3048 mm) or more from lot lines.
2. Ten feet (3048 mm) or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs.

Exception: Canopies constructed in accordance with the International Building Code providing weather protection for the fuel islands.

3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet (1524 mm) of building openings.
5. Twenty feet (6096 mm) or more from fixed sources of ignition.

Confirm compliance with Item #4 and any openings on the north side of the building.

3. The installation of underground fuel storage tanks (UST's) shall comply with the 2012 International Fire Code and the requirements of the Missouri Department of Natural Resources.

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 2012 International Fire Code.

A Hazardous Materials permit application may be obtained from the fire department. Include tank and pump specifications, MSDS .

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 2012 International Fire Code Chapters 23 and 57.

Traffic ReviewMichael Park
(816) 969-1820City Traffic Engineer
Michael.Park@cityofls.netNo Comments
