

DEVELOPMENT SERVICES

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

Date: Wednesday, November 03, 2021

To:

Property Owner: LOWKAP LLC

Email:

Applicant: OLSSON ASSOCIATES

Email:

Other: SCANNELL PROPERTIES, LLC

Email: SHAUNC@SCANNELLPROPERTIES.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021398

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Logistics

Location: 1220 NW MAIN ST, LEES SUMMIT, MO 64086

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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 Development Services Department at (816) 969-1200.

Review Status:**Required Corrections:**

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

2. Will the hydrants surrounding the building be yard hydrants from the buildings fire pump or private city hydrants?

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC and a city (public/private) fire hydrant within 100 feet.

4. Provide public hydrants along Main Street.

5. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

The designed infrastructure shall be capable of providing the fire flow required by IFC Table B105.1(2). LS Water Utilities can assist with modeling.

7. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Confirm the medium-duty pavement that is shown on the fire access lanes will support a minimum of 75,000-pounds.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. Please label the building setback lines from streets with dimensions.

2. Please label the dimension of the driveway width on the west side of the proposed building.

3. Please label the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source.

4. Please provide a detail for the material to be used in all proposed retaining walls.

5. Will there be any ground mounted mechanical equipment? If there will be, please show the location, size, and type of material to be used in all screening of the equipment.

6. If it is available please provide the size, and type of material of all proposed monument or freestanding signs.

7. Please label the proposed exterior building materials.

8. Please complete the building & Site Data table on sheet C2.00 to indicate the proposed impervious coverage.
9. Please confirm that the existing trees that are to be retained to satisfy the landscaping requirements meet the following standards:
 1. Evergreen trees shall be at least six feet in height.
 2. Deciduous trees shall be a minimum of a two-inch caliper.
 3. Trees shall be free from mechanical injuries, insect infestations and disease.
10. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
11. Parking for warehouse is calculated a 4 per 1,000 sq. ft. of office space plus 1 per 1,000 sq. ft. of storage area. The table on sheet C2.00 seems to only be accounting for the storage space of the proposed building. How much office space will be constructed as part of this project?
12. You are showing that you wish to build 285 parking stalls and landbank the remaining 159 stalls. Landbanking of future parking spaces may be approved as part of an Alternate Parking Plan approved as part of a final development plan when deemed to be appropriate for the particular development and not in conflict with the best interest of the City. The land area so delineated for future parking shall be brought to finished grade, landscaped and shall not be used for building, storage, loading or other purposes. Upon determination by the Director, City Council or owner that additional parking is needed, the owner shall construct it. As part of the requested Alternate Parking Plan and requested landbanking please submit information justifying your proposed parking numbers.
13. Informational only:
 1. All signs must comply with the sign requirements as outlined in the sign section of the UDO.
 2. Any division of land or unplatted piece of property requires platting prior to the issuance of building permits.
 3. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. Sheet C8.03:
 - The City requires a minimum of 6" bedding under all pipe. Please revise the Storm Sewer Trench Detail accordingly.
 - Where are Nyloplast structures being used on the project? I didn't see them as I looked at the plans. Please clarify or remove the detail if not used.
2. Sheet C8.02:
 - Retaining Wall Notes 1 & 2 appear to be missing information (manufacturer/type, color).
 - Revise Retaining Wall Note 3 to require licensure in Missouri, not Kansas.
3. Sheet C8.01: Where are curb cuts and flumes on the project? I didn't see them as I looked at the plans. Please clarify or remove the details if not used.

4. Sheet C7.12:

- Review references to the “Outlet Structure and Perforated Riser Information” table, as several appear to be off. Please revise as needed.
- Please show the water line crossing in Profile view.

5. Sheet C7.11:

- Please include ST-J4 & ST-J4A in the “Structures” table.
- Please indicate where the existing grade is located for Storm Line J4 in Profile view.
- Please show the proposed rip-rap in Profile view.

6. Sheet C7.10:

- Review references to the “Outlet Structure and Perforated Riser Information” table, as several appear to be off. Please revise as needed.
- Please show the proposed rip-rap in Profile view.

7. Sheet C7.09:

- Please label existing and proposed grades in the Profile view.
- Please include the “Structures” table for the structures on this sheet.

8. Sheet C7.07:

- Please clarify the information shown at ST-B1 in Profile view. Does “Rim” refer to the top of pipe?
- Please show the proposed rip-rap in Profile view.
- Please show the two fire line crossings in Profile view.

9. Sheet C7.05:

- It appears that Line D is only for roof drain connections. If so, you could consider reducing the number of structures. Just an observation, not a requirement.
- Please label existing and proposed grades in the Profile view.

10. Sheet C7.03:

- All storm sewer is by gravity flow. Please review all lines and revise as necessary to keep the design HGL within the pipe.
- Please expand the Plan view to show and label ST-C3.
- Please label existing and proposed grades in the Profile view upstream of the Match Line.

11. Sheet C7.02:

- Why is ST-B8 a combination curb/grate inlet?
- All storm sewer is by gravity flow. Please review all lines and revise as necessary to keep the design HGL within the pipe.
- Please clarify the information shown at ST-B1 in Profile view. Does “Rim” refer to the top of pipe?
- The minimum 0.5’ fall through the ST-B2 is not met. Please revise.
- The crown of the pipe entering is not at or above the crown of the pipe exiting ST-B3. Please revise.

12. Sheet 7.01:

- Review references to the “Outlet Structure and Perforated Riser Information” table, as several appear to be off. Please revise as needed.
- Please show the incoming 8” PVC pipe information at ST-A2 in the Profile view.
- Compacted backfill hatching is shown in the Keynote Legend. Please show the hatching in this and all pipe profiles as appropriate.
- Storm Structure Note 1 refers to the roof drain information as “future” but it needs to be included in this plan set. Please revise as needed throughout the plan set.

13. Sheet C6.06: Please revise Sanitary Sewer Keynote 1 accordingly.

14. Sheet C6.05: Please revise Note 5 and the Tee Orientation and Riser Detail, they each reference the Unified Government.

15. Sheet C6.0-C6.04:

- Please clarify the connection of the fire line loop to the fire line entering the site from the public main. As shown, the loop does not look to actually connect to the lines between the main and the building.
- Please include pipe profiles for ALL lines greater than 6” diameter throughout the plan set, regardless of the type of utility.
- Revise the Sanitary Sewer Service notes to reflect the proposed public sanitary sewer extension being changed to private.
- Relocate the water meter to be within the public easement as specified in Design and Construction Manual Section 6101.I.
- Tapping sleeves are not allowed. Please show the connection to the existing water main to be by tee. In this case, wouldn't it make sense to show installation of the proposed tee with the construction of the relocated public main? This set of plans can then show connection to the tee.
- The use of a 4” water meter is very unusual. The City recommends the use of multiple smaller meters.
- Keynote W3 is shown pointing to the domestic line between the main and the building. Please revise.

16. Sheet C5.06: Please note that City approval is only a “check” to verify the typical design components are included and that the design is signed/sealed by an appropriate design professional licensed in the State of Missouri.

17. Sheets C5.0-C5.04: The maximum slope allowed is 3:1. It appears that there are areas shown on the grading plans that exceed this slope. Please revise as needed.

18. Sheet C4.03: Please revise the south connection to the public street to be the same as the north connection.

19. Sheet C4.01: Please revise “Detention Easement” to match the easement name used on the Plat. This comment applies to all easements throughout the plan set.

20. Sheet C4.0:

- Please extend the sidewalk south along the entire platted street frontage.
- “Dry” curb and gutter is shown in the Dimension Plan Legend, but it doesn't seem to be shown in Plan view. Please clarify. Revise as needed throughout the plan set.
- The asphalt pavement hatchings don't match the Plan view. Please reconcile. Revise as needed throughout the plan set.

21. Sheet C3.0: Please include a note clarifying that the Geotechnical Report governs only if it meets or exceeds City requirements. These pavement designs do exceed the City requirements, it just needs stated.

22. Sheet C2.0: Please complete the Building & Site Data table, the bottom half is missing information.

23. Sheet C1.00:

- Please review the Erosion and Sediment Control Notes. They include references to Overland Park, Unified Government, and Kansas. Please revise accordingly.
- There has been a public sanitary sewer main extension plan set submitted to serve this project. Since the existing public main is on the property, no public extension will be constructed. All sanitary sewer lines constructed with this project will be private. Since the line connecting to the existing is 8", connection will be made by the addition of a manhole. Please remove Sanitary Sewer Note 13 and revise throughout the plan set accordingly.

24. Sheet C0.1: Please add "Final Development Plan" to the project title.

25. General:

- Please submit an Engineer's Estimate of Probable Construction Costs.
- Please include the proposed public sanitary sewer extension plans in this FDP plan set as a part of the private sanitary sewer plans.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. L1.01 and L1.02 - Please confirm sight distance is adequate. There is a note indicating sight triangles at the driveways but no triangles are drawn.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

1. 4" water meter is specified. We recommend you explore using multiple, smaller meters as the cost of the 4" meter plus the required meter pit is prohibitive. All meters larger than 2" require engineered pit design.

4" meter sans pit - \$148,643.00

2" meter, pit included - \$27,179.42

Please provide the water gpm calculations so that we can help determine the best design solution.

2. The following is our Code of Ordinance's addition to 2018 IBC Subsoil Drainage.

Sec. 7-228. - International Building Code amended; Section 1805.4. Subsoil drainage system.

Section 1805.4. Subsoil Drainage System amended to add the following: Where foundations retain earth and enclose habitable or usable space located below grade, drains shall be provided below the floor slab. Drainage tiles, perforated pipe or other approved systems or materials shall be installed at or below the area(s) to be protected; shall be placed with positive or neutral slope to minimize the accumulation of deposits in the drainage system; and shall discharge by gravity or mechanical means to an approved storm water drainage system. The under-slab drainage system shall be installed around the inner perimeter of the area(s) to be protected, or, in a manner that will provide adequate drainage for all area(s) to be protected and is approved by the Building Official. Interior underslab drains installed on uncompacted fill material shall be supported by mechanical means which are adequately tied into

the concrete slab to ensure proper drainage throughout the underslab drain(s).

Action required: Subsoil foundation drain systems are required by our ordinance. Amend or remove note #3 on sheet C6.05.