

DEVELOPMENT SERVICES

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

Date: Monday, December 27, 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Staff understands that the developer has constructed this type of facility in other locations and knows the parking ratio that best fits the proposed use. Before staff can administratively approve an alternate parking plan that does not satisfy or exceed the established UDO minimum requirements, staff will need quantifiable data justifying the request. Past applicants have met this requirement by providing a parking study showing the parking ratio of existing facilities with similar uses and the peak utilization of said lots.
2. 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.
3. Please label the proposed exterior building materials.
4. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Additional stormwater comments may be forthcoming upon completion of the Final Stormwater Drainage Study for Phase I and associated waiver requests.
2. Since the required water meter size isn't known at this time, please make all domestic water notes general. For connection to the main, just indicate that the connection requirements are to be determined. For the water meter, show it located in the easement within 1 foot of the easement line, and indicate size is to be determined.
3. Please submit an Engineer's Estimate of Probable Construction Costs.
4. Sheet C1.00: Erosion and Sediment Control Note 2 still refers to Overland Park and the Unified Government. Please revise.
5. Sheet C4.00: Please show the sidewalk along the entire east frontage, all the way south to NE Tudor Road on this sheet and throughout the plan set.
6. Sheet C6.05:
 - Note 4 references the Unified Government (UG). Please revise.
 - Please revise "Detention" to "BMP" in the detention basin area easement label.
7. Sheets C7.01-C7.12: All storm sewer is by gravity flow. Storm Sewer Lines B, C, D, F, and J do not appear to meet this requirement. Please address.

8. Sheet C7.01:

- The “Outlet Structure and Perforated Riser Information” table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.
- Please show the incoming flowline elevation at ST-A2 in the Profile view.

9. Sheet C7.02: APWA 5604.5 requires both crown and fall requirements to be met. ST-B3 appears to now meet both parts of that requirement.

10. Sheet C7.03: Please show all of Storm Line C in Plan view.

11. Sheet C7.10: The “Outlet Structure and Perforated Riser Information” table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.

12. Sheet C7.11: Please show the existing grade line in Storm Line J4 Profile view.

13. Sheet C7.12: The “Outlet Structure and Perforated Riser Information” table column references in the Perforated Riser Pipe Detail are incorrect. Please revise.

14. Sheet C8.01: Where are curb cuts on the project? I didn’t see them as I looked at the plans. Please clarify.

15. Sheet C8.03: Please clarify what structures will be Nyloplast.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 a public or private hydrant within 100 feet of the FDC. A yard hydrant cannot supply its own water to the the FDC.

4. Provide public hydrants along Main Street.

12/20/2021- Hydrants are not shown.

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.

8. The hydrant loop around the building is from the building's fire pump. These are NOT private hydrants, they are yard hydrants and shall be painted red. Private hydrants after the backflow valve but before before the sprinkler riser and pump shall be painted yellow with a silver top.

Traffic Review	Brad Cooley	No Comments
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Brad.Cooley@cityofls.net

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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