

DEVELOPMENT SERVICES

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

Date: Tuesday, June 14, 2022

To:

Applicant: SCANNELL PROPERTIES, LLC

Email: SHAUNC@SCANNELLPROPERTIES.COM

Property Owner: SCANNELL PROPERTIES, LLC

Email: SHAUNC@SCANNELLPROPERTIES.COM

Engineer: OLSSON ASSOCIATES

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022174

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Logistics - Lot 2

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 multi-page 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2018 International Fire Code.

2. 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 on the building and a public or private hydrant within 100 feet.

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Provide hydrants around the building in accordance with TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS. The structure requires a fire flow of 3,625 gallons per minute (includes 50% reduction for fa fire sprinkler system).

Show the public hydrants along NW Main Street.

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the building setback from Main Street at the north east building corner.

2. Sheet C4.01 - Please label the width of the proposed sidewalk adjacent to the parking stalls.

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

4. Will there be any ground or roof top mounted equipment? If so please provide details in the location, size, and type of material to be used in all screening of mechanical equipment. Please also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

5. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
6. 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
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1. Please note:
- Comments 2-11 refer to the “Land Disturbance” plan set.
 - Comments 12-28 refer to the “FDP” plan set.
 - All comments relating to stormwater associated with the FDP plan set will be sent by the end of the week under separate cover.
2. Submit an Engineer's Estimate of Probable Construction Costs.
3. Sheet LD0.0:
- Please rename these plans as Mass Grading and Erosion & Sediment Control Plans.
 - Please revise the contact information:
 - o The main phone number for City Hall is 816-969-1000.
 - o The Development Services phone number is 816-969-1200.
 - o The Utilities Service Center is the “Water” Utilities Service Center.
4. Sheet LD1.0:
- Include riprap information (dimensions, D(50), etc.) at A7.
 - The south A3 graphic is covered by a contour elevation label.
 - Please revise the A6 & A7 sheet references in the Erosion Control Staging Chart.
 - Show and label the sediment basin emergency spillway.
 - Please clarify what description goes with the diversion berm in the Legend and what goes with the item below it on this sheet and throughout the plan set.
 - It appears that A11, Diversion Berm, will be removed after B1 is installed, rather than after Stage C. Please revise.
5. Sheet LD1.1: B2 is shown in the staging chart but not on the plans. Please revise where needed.
6. Sheet LD1.2:
- C1 & C2 are shown in the staging chart but not on the plans. Please revise where needed.
 - What do “Condition A” and “Condition B” refer to in the staging chart BMP Descriptions for C2, C3, C5, and C6? Please clarify or revise.
 - The staging chart Note for C9 doesn’t make sense. Please revise.
 - Include riprap information (dimensions, D(50), etc.) at the C8 locations.
 - The staging chart shows the sediment basin being removed, but if the detention basins are to serve as sediment basins they must be shown as such. Please clarify on this sheet and throughout the plan set how the detention basins construction, use as sediment basins, and conversion to detention basins will be timed. The plans are contradictory

and unclear.

7. Sheet LD1.03: Revised D1 for clarity based on previous comments, if needed.

8. Sheet LD1.4:

- The basin is labeled as A-1 and #1 on this sheet. Please use a single reference.
- Please clarify if the riprap will be constructed as a part of these plans or the Final Development Plans with the overall storm sewer.

9. Sheet LD1.5:

- Please relocate the sediment basin label for clarity.
- Please clarify if the riprap will be constructed as a part of these plans or the Final Development Plans with the overall storm sewer.

10. Sheet LD2.2:

- Please include the required calculations for all sediment basins as required by the standard detail.
- Please revise Erosion Control Note 12 to reference the correct city.

11. Sheet LD2.4:

- What part of the plan does the Channel Report reference? Please clarify.
- Please revise Erosion Control Notes 1, 2, and 9 as they reference the wrong jurisdictions.
- Please revise Erosion Control Note 10 to reference a sediment basin, not sediment trap.

12. Submit an Engineer's Estimate of Probable Construction Costs.

13. Sheet C1.01: Please revise Erosion Control Note 2 to reference the correct city.

14. Sheet C2.00: Please update the pavement references in the Legend to include sheet numbers.

15. Sheet C3.00: The City's asphalt pavement designs require 6" granular base course between the asphalt base and the chemically treated subgrade. Please revise.

16. Sheets C4.00-C4.04: Please update the pavement references in the Legend to include sheet numbers.

17. Sheets C4.01-C4.04: Are all keynotes intended to be used?

18. Sheets C5.01-C5.04:

- Please label the contours.
- Label all retaining walls.

19. Sheets C5.05-C5.06:

- Label slopes and dimensions for all ADA-accessible ramps. Verify that City requirements are being met.
- Notes refer to both ADA ramps and retaining walls. This is confusing since wall information is not shown on the Plan views. Please revise for clarity.

20. Sheets C5.07-C5.0:

- What are the percentage labels (31.61%, 22.69%, etc.) on Sheet C5.07? Please clarify.
- Label retaining walls in the same manner throughout the plan set.
- Why do some retaining wall tables have lines all over them?

21. Sheets C6.01-C6.04:

- Keynotes are missing from Plan views.
- Label domestic water line material and size
- Label water meter size.
- Please include all roof drain information with the stormwater section. Profiles are required for all pipe greater than 6" diameter.

22. Sheet C6.05: Please include that the connection to the existing sanitary sewer MH shall be by core-drilling.

23. Sheet 6.06: Please revise Sanitary sewer general Notes 12 & 13 as the sanitary sewer plans are not a separate set of plans as these notes appear to imply.

24. Sheet C6.07:

- Please revise Sanitary sewer Note 3 to reference the correct city.
- Please revise the line type used in Profile view for the proposed pipe.

25. Sheet C6.08: Please clarify the bend shown just upstream of Sanitary Sewer Keynote S-1f in Plan view.

26. Sheet C8.02: Where is the Junction Box to Curb Inlet Conversion Detail used?

27. Sheets C8.02-C8.03: What does the red revision triangle represent?

28. Sheets L1.01-L1.04:

- Only ornamental tree varieties are allowed within public easements or right-of-way. Please revise as needed.
- The Plant Schedule appears to be cut off on Sheet L1.01.
- The hatch pattern adjacent to the switch grass at the detention basins does not appear in the Plant Schedule. Please include.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Inadequate information to complete review.

Provide/address the following:

- Update water utility plans. Keynotes are typed out on C6.01 but the designations are not on the actual drawings.
- Specify water meter size

- Specify water meter tap size.
- Specify water piping material