

**DEVELOPMENT SERVICES**

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

**Date:** Monday, June 20, 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:** PL2022175

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit Logistics - Lot 3

**Location:** 1231 NW MAIN ST, LEES SUMMIT, MO 64086

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**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.

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**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:**

<b>Fire Review</b>	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 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Action required- Provide fire lane access around the entire building. This will also eliminate the dead end in excess of 150 feet along the south side of the building.

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 4,000 gallons per minute (includes 50% reduction for a fire sprinkler system).

Show the public hydrants along NW Main Street.

4. 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 the public or private fire hydrant within 100 feet.

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.

Action required- Work with Water Utilities to confirm there is available fire flow.

6. 507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

Action required- Provide hydrant protection.

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the width of the proposed sidewalk adjacent to the parking stalls.
2. 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.
3. 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.
4. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
5. 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.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please note:
  - Comments 2-18 refer to the "Land Disturbance" plan set.
  - Comments 19-25 refer to the "FDP" plan set.
2. Sheet C1.01: Please revise Erosion Control Note 2 to reference the correct city.
3. Sheet C2.0:
  - Include appropriate pavement hatching in the Legend.
  - Please clearly indicate in the label that the "Proposed Dry Detention Basin" shown south of this building is not a part of this project on this sheet and throughout the plan set.
4. 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.

5. Sheet 4.01:

- Please include a Keynote for the proposed ADA ramps at the entrances.
- The detention basin 2 south end sections are mislabeled.

6. Sheet C4.02: Keynote 15 is not pointing to the correct location.

7. Sheet C5.01:

- Please clarify the contour lines / grading in the area of the proposed 970 contour on the north side of the building just east of the west side of the building.
- Please provide more contour elevation labels for clarity.
- Please verify that no slopes exceed the 3:1 maximum allowed.

8. Sheet C5.02: Please clarify what the stair-like contour lines at the center of the north side of the building represent.

9. Sheet C5.07: Please review all ADA design elevations and slopes to make sure each one is shown and each one meets design requirements.

10. Sheets C5.08-C5.10: Please increase the wall elevation font size for readability.

11. Sheet C6.01:

- Please correct the Keynote pointing to the water meter.
- Please locate the water meter to meet City requirements.
- Include material type and size of the proposed domestic water line.

12. Sheet C6.09: Please revise Sanitary sewer Note 3 to reference the correct city.

13. Sheets C7.01-C7.11:

- Show the design HGL in Profile view.
- Align the invert elevation labels to the orientation of the flow.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Please verify that all crowns of incoming pipes are at or above the crowns of the exiting pipes and that all minimum falls across structures are meeting the minimum requirements of APWA Section 5604.5.

14. Sheet C7.07: Please include structure F4 in the Structure Table.

15. Sheet C7.10: Please revise the Structure I3 information shown in the Structure Table.

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

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

18. Sheets L1.01-L1.04: Only ornamental tree varieties are allowed within public easements or right-of-way. Please revise as needed.

19. 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.

20. Sheet LD1.0:

- Include riprap information (dimensions, D(50), etc.) at A7.
- 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.
  - Is the west end of the west diversion berm supposed to direct the drainage to the east toward the sediment basin or west to pond at the sediment fence? Please review the slope and clarify.

21. Sheet LD1.1: Please review and clarify the direction of the berm along the north side of the west detention basin and just west of the sediment basin.

22. Sheet LD1.2:

- Where is ESC BMP C7 to be used?
- 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.

23. Sheet LD1.4: Please clarify if the riprap will be constructed as a part of these plans or the Final Development Plans with the overall storm sewer.

24. 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.

25. LD2.4: Please revise Erosion Control Note 1, there is not a unified county/city government entity.

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

1. Water system design incomplete.

Provide the following:

- Tap sizes (coordinate with water dept as not all sizes are available)
- Pipe sizes
- Pipe materials
- Vault details (fyi - on domestic, the BFP must be in the building)
- Water meter size
- Water meter location