

DEVELOPMENT SERVICES

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

Date: Thursday, July 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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Mass Grading and ESC Plans: Since the detention basins will also act as sediment basins, their information must be included with the Sediment Basin #1 information provided.

2. Sheet C3.00:

- Why are there two medium duty and two heavy duty asphalt pavement sections? If all four are to be used, please rename for clarity and differentiate between locations of use.
- The City requires a 6" granular base course between the asphalt base course and the chemically stabilized subgrade. Any deviation from this requires approval from the City Engineer. Two of the four asphalt pavement sections don't meet this requirement.

3. Sheets C5.01-C5.04: Label the retaining walls A-C to match the detail sheets.

4. Sheet C5.01: Show and label the detention basin emergency spillway and 100-year WSE on this and all applicable sheets.

5. Sheet C5.02: Revise the sheet reference for the retaining wall south of the entrance.

6. Sheet C5.04:

- Please review the contours, especially 943, in the bottom of the detention basin and revise as needed.
- Show and label the detention basin emergency spillway and 100-year WSE on this and all applicable sheets.

7. Sheets C5.05-C5.06:

- Label dimensions in addition to slopes for all ADA ramp designs.
- Design and Construction Manual Section 5304, Table LS-5, specifies the maximum allowable design cross-slope to be 1.5%. Please revise the ADA ramps at the entrance as they exceed this maximum slope in areas.

8. Sheet C6.4: Please indicate how the backflow vault will be drained.

9. Sheet C6.05: Missing from plan set.

10. Sheet C7.01: Relocate the pipe information and the Existing Grade leader in the Storm Line A4 Profile view for clarity.

11. Sheet C7.02: Storm Line B Plan and Profile views don't match.

12. Sheet C7.03: Please include the Structure Table.

13. Additional stormwater comments may be forthcoming after the revised stormwater report is submitted. The estimate will be reviewed after the stormwater review is complete.

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-The FDC shall be within 100 feet of a public or private hydrant.

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 a fire sprinkler system).

7/13/2022- Not provided on resubmittal.

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.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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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
7/7/22 - deferred to MEP building permit submittal