

DEVELOPMENT SERVICES

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

Date: Wednesday, August 24, 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 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	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Please delineate the 100-year WSE boundary and include the elevation at each detention basin.
2. Please label the BMP Easement boundary at each detention basin.
3. Please delete the inadvertent line near the bottom of the south detention basin.
4. Please revise both detention basin layouts to provide for a longer path between inlet and outlet to avoid short-circuiting.
5. Please revise grading near the south detention basin to eliminate any grading within the stream buffer.
6. Please include the required and proposed detention and water quality volumes on the detention basin outflow sheets.
7. Please utilize the same numbering/naming convention between the plans and the Storm Drainage Study for the detention basins to avoid confusion.
8. Storm Drainage Study:
 - The City does not require any Level of Service requirements, so those sections may be deleted if you choose. If not, please clarify that the level of service requirement is not the City's.
 - The minimum orifice size is 1 inch. Please revise the Water Quality calculations accordingly.
 - The study indicates there are 20 rows in the perforated riser, but the plans show 17 rows. Please reconcile.
 - The study indicates that meeting 2 of the 3 release rates is not possible. This will be considered further after the required supporting information has been submitted for review.
 - The study includes a "waiver" request for encroachment into the stream buffer in two locations. The plans do not seem to show any encroachment at the loading dock. The encroachment at the detention basin will not be supported by staff because sufficient justification has not been provided showing why no other options for the basin to remain outside the buffer exist.
 - Please include all required supporting calculations, including calculations to verify that the emergency overflow spillway has been sized appropriately.
9. Please submit an Engineer's Estimate of Probable Construction Costs.

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

08/15/2022- Not corrected.

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).

7/13/2022- Not provided on resubmittal.

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	Approved with Conditions

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