

DEVELOPMENT SERVICES

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

Date: Monday, September 26, 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:

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|---------------------------|-----------------------------------|---|-------------|
| 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 label the basins throughout the plan set.
2. Sheet C2.0 shows several line types at each detention basin. This is done throughout the plan set on the “general” type of sheets. Please label these lines for clarity. Not necessarily on each sheet, but on Sheet C2.0 at a minimum.
3. The BMP Easement arrows on Sheet C4.00 aren’t pointing at any line.
4. Sheet C5.1 shows the BMP Easement labeled, but is it along that contour all around the basin? If so, wouldn’t it need to be large enough to contain the entire dam? We need to discuss.
5. Please revise the Section Through Outlet Structure on Sheet C7.04 to show 1 column of holes in the perforated riser. I know that isn’t where the actual layout is shown, but there always seems to be questions come up so this will help the clarity.
6. Short-circuiting of a detention basin occurs when there is minimal separation between the inlet(s) and the outlet. The distances between B1 and the riser in Basin A-1 and between C1 and S2 in Basin B-1 do not provide enough separation to prevent short-circuiting. Basin B-1 is especially close together. Please revise. Basin B-1 would benefit from the inflow connecting to C3 rather than C-2, for instance.
7. Please revise Northern Basin and Southern Basin to Basin A-1 and Basin B-1 throughout the plan set.
8. The storm study requests a stream buffer waiver for 2 locations, but it doesn’t look like the waiver is needed. Please compare the platted stream buffer with the layout, and update either the plans or study accordingly.
9. I have general questions about where some calculations are located in the stormwater study. I’m not very familiar with HEC-HMS, so I’d like to set up a zoom meeting to discuss.

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| 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 cannot be supplied by a yard hydrant (red)The FDC shall be within 100 feet of a public or private hydrant.

08/15/2022- Not corrected.
09/13/2022 Not corrected

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| 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 |
|------------------------------|------------------------------|---|--------------------------|

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