

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

<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 delineate the 100-year WSE boundary and include the elevation at each detention basin.
2. Please show and label the BMP Easement boundary at each detention basin.
3. Please revise the west detention basin layout to prevent short-circuiting. As shown, Structures E-1 and I-3 are too close to each other.
4. Please utilize the same numbering/naming convention between the plans and the Storm Drainage Study for clarity. Label the basins throughout the plan set.
5. The minimum orifice size is 1 inch. Please revise the Storm Drainage Study and Water Quality calculations accordingly.
6. Sheet C5.07: Please revise the upper left ADA-accessible ramp. The 4.90% and 8.75% slopes exceed City maximum allowable.
7. Sheet C6.01: Please revise Keynote W3 to be similar to Keynote W5, so it includes line length, size, and material.
8. Sheets C7.01-C7.12:
  - Show the design HGL in Profile view.
  - Verify all minimum falls across structures meet the minimum requirements of APWA Section 5604.5. Structures E-5, E-6, F-3, and H-1 don't appear to meet the requirements.
  - Please include compacted fill hatching between the existing grade and bottom of pipe when applicable.

<b>Fire Review</b>	Jim Eden	Assistant Chief	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.

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.

The hydrant called out as private (W8) is a yard hydrant and cannot be used to supply the FDC (not shown). A main supplying the fire loop from the fire pump is not shown.

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>Traffic Review</b>	Brad Cooley, P.E., RSPI	No Comments
	Brad.Cooley@cityofls.net	

<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	Corrections
	(816) 969-1241	Joe.Frogge@cityofls.net	

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
- 9/15/22 - not found in submittal