

DEVELOPMENT SERVICES

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

Date: Wednesday, October 19, 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
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Stream Buffer encroachment to be discussed. Once that is resolved, either plans will need revised or a waiver will need approved.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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. 22IFC 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

10/17/2022 Partial correction.

Keep the W8 private hydrant and replace the W7 yard hydrant that was removed.

3. 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