

DEVELOPMENT SERVICES

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

Date: Friday, November 04, 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

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	Corrections
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1. The corresponding plan sheets/informant to address Planning comments #2 & #3 from the Applicants letter dated September 26, 2022 are required to be submitted with this application.

#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.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Review comments on the stormwater study will be sent by separate cover. Required information just submitted.

2. Connection to the main for the domestic water will be by tap, not tee. Please revise.

3. There is no requirement for the irrigation line to be a separate tap. It can tee off of the domestic line. Just for information.

4. Water service lines are required to be soft type K copper from the main to 10' beyond the meter well. From there to the building it will need to meet the applicable building codes. Please revise.

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.

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	Corrections
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1. Water system design not compliant.

Provide the following:

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- Pipe materials (10/20/22 - Copper piping is required from mains to meters and minimum 10' towards building)
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2. The plans indicate that a 2" meter is to be installed but they do not indicate the types of meters. Indicate if the meters are to be Displacement or Compound meters.

3. For clarification. Make adjust to the plans as needed.

- 2" and smaller water meters are installed in meter wells provided by the City.
- 2" and smaller water services connect to public main by means of a corp valve installed by the Water Department.
- 3" and larger water meters are installed in vaults provided by the contractor.
- 3" and larger water services connect to the public main by a Tee installed by the development.
- Required backflow devices for domestic water services can be installed inside the building prior to any connections.
- Required backflow devices for irrigation systems installed outside the building are to be installed in vaults. Above ground structures are not allowed.