

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, November 04, 2015

**To:**

<b>Applicant:</b> OLSSON ASSOCIATES	Email:	Fax #: (913) 381-1174
<b>Architect:</b> YAEGER ARCHITECTURE, INC	Email: JWESTCOTT@YAINC.COM	Fax #: (913) 742-8570
<b>Property Owner:</b> RED LEES SUMMIT EAST LLC	Email:	Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2015160  
**Application Type:** Commercial Final Development Plan  
**Application Name:** SUMMIT FAIR SHOPPING MALL BUILDING E  
**Location:** 820 NW BLUE PKWY, LEES SUMMIT, MO 64086

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**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 Permitting and Plan Review Division of the Codes Administration 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. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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**1. KEYNOTES.**

- The keynote on Civil Sheet C101 identifying the driveway for the trash compactor area is incorrect. It is labeled as the number 1 (proposed sidewalk), but should be the number 7 (proposed driveway entrance).
- The keynotes on Architectural Sheet A301 for the trash compactor enclosure are incorrect. The gate note should be called out as 5.7C, not 4.7C. The pattern on the gate should be called out as 5.7D, not 4.7C.

**2. TRASH COMPACTOR SCREENING.** The trash compactor area on the south side of the building is shown to be screened from view along the east and south sides. The west side is left open. Staff understands that a future

building expansion on the south side of the building will eventually provide screening along the west side. However, screening is required to be provided along the west side of the trash compactor area in the interim until such time as the building expansion is constructed. Staff will consider any temporary methods to achieve the necessary screening until the building expansion provides the intended permanent screening.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C401: It is not clear where the sanitary and water service is being connected. Were the locations of the water and sanitary sewer field-verified? Our GIS records do not show the water or sanitary sewer service at this location.
2. An automatic meter reading meter must be installed since the water line is private. Please show this on the plans after verifying the location.
3. Why is ductile iron pipe being used for the fire line? The City would accept C900. Ductile iron pipe must be wrapped with poly, including all fittings.
4. Please label the private streets, such as SW Midway Crossing in order to establish a reference.
5. An erosion and sediment control plan appeared to be missing from the plans.
6. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total. Items to include in the estimate are: 1) water lines greater than 2" diameter, 2) water line fittings, tees, bends, thrust blocks, and valves and valve boxes, 3) sanitary sewer wye connection at the main, 3) storm pipes greater than 6" diameter, 4) storm inlets and storm drainage structures, 5) grading to establish proper drainage, 6) subgrade preparation, 7) aggregate sub-base for parking, 8) pavement, 9) curb and gutter, 10) erosion and sediment control measures and devices, and 11) final restoration, including seeding, sodding, fertilizer, mulch, and topsoil.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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: Shown the location of the fire department connection (FDC) on the building and a fire hydrant within 100 feet.

2. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox box is required over the FDC. A box may be ordered online at [Knoxbox.com](http://Knoxbox.com).

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: Show the location of new or existing fire hydrants.

4. 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 2012 International Fire Code .

5. The correct address for the building is 820 NW Blue Parkway.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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