

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, March 02, 2016

**To:**

**Applicant:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM      Fax #: (816) 623-9849

**Engineer:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM      Fax #: (816) 623-9849

**Property Owner:** MARION RIDGE SAFETY STORAGE LLC      Email:      Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2016022

**Application Type:** Commercial Final Development Plan

**Application Name:** TWIN LAKES INSURANCE

**Location:** 2641 NE MCBAIN DR, LEES SUMMIT, MO 64064

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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:**

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. A cross access easement covering the shared driveway shall be required. Please provide the exhibit and language for staff review. This will need to be recorded prior to the issuance of a building permit.
2. A 5-foot sidewalk is required along the McBaine Drive frontage. Please label the plans accordingly.
3. Label the driveway width. A minimum 24-foot width (excluding curb & gutter) is required.

4. Provide the location, size and type of material of all proposed monument or freestanding signs. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
5. Label the existing 15-foot utility easement along the McBaine frontage property line.
6. Provide a pavement detail for the parking lot. Please reference Article 12, Section 12.120, of the Unified Development Ordinance.
7. All reports and plans shall be signed and sealed by a Professional Engineer registered in the State of Missouri.
8. Provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
9. Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
10. Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
11. Provide the location of the ground mounted units. Also, indicate the location, size and type of material to be used in all screening of ground mounted mechanical equipment.
12. Provide an accessible sign detail and note the R7-8 sign type.
13. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.
14. On Sheet A200, revise the north elevation to wrap the stone veneer around the building, similar to how it's shown for the south elevation.  
  
The east elevation is missing vertical architectural features. Additional vertical detail is needed for the east elevation.
15. Revise the Landscape worksheet on Sheet L.100 for the open yard shrubs and trees requirements. The calculation for this doesn't include the square footage for the parking area. The open yard shrub requirement is 16 shrubs required and the open yard tree requirement is 8 trees required. Parking area can only be omitted from this calculation for schools, churches and similar large public uses, not office/commercial.
16. Clarify the landscape symbol for the skyrocket juniper. It seems the symbol is being treated as a shrub on the landscape plan. Depending on what this symbol is representing will determine if landscape requirements are met. For example, if this symbol represents a tree then the open yard tree requirement has been met. However, then the parking lot screening would be deficient of shrubs.
17. Break out the site data table to show the building area, impervious area, floor area ratio and required parking spaces by phase 1 and full build out.
18. Street trees and shrubs are required along the I-470 frontage. Please include this information in the landscape worksheet and revise the landscape sheet accordingly.
19. Provide a CG-1 curb detail and indicate the proposed curbing for the site will be the CG-1 curbing.

1. A detail is required for the curb inlet to grated inlet conversion. Elevations will be required to ensure this grated inlet is located within the sump of the new driveway.
2. Please add a note specifying the removal of the "abandoned asphalt drive".
3. An 8" KCMMB approach is needed for the new commercial entrance. The extent should be at a minimum from the sawcut to the right of way line.
4. A profile view of the storm lines was not provided. Please provide profile views of the storm lines, along with the hydraulic grade line for the design storm.
5. Sidewalk and associated ADA-accessible ramps were not shown. Please ensure there are adequate details on the plans concerning ADA-accessible ramp and the required "flat spot" across the commercial entrance where the cross slope will not exceed 1.50% (2.00% maximum). The width should not be less than 4.0 feet (i.e., it can be reduced to 4 feet for the driveway only). Provide a note stating that truncated domes are not to be installed at the commercial entrance.
6. Sheet C.400: Please show the location of all existing easements. It appears the backflow vault is located within the limits of the easement.
7. A gate valve is needed just prior to the backflow vault.
9. Is the sanitary sewer lateral already existing? If not, please provide notes stating this will be a cut-in wye connection, and the new lateral must be bored beneath McBaine Dr.
10. Provide sufficient details concerning the grated inlet construction in relation to the ADA-accessible ramp. The top(s) of the grated inlet would need to be relatively flat, and then the driveway would need to rise to meet the ADA-accessible portion of the driveway. It may be necessary to include a cross section view of the commercial entrance, grated inlet, ADA-accessible ramp, and the how this ties into the proposed parking lot.
12. A typical section view of the parking lot paving must be provided in graphical format (i.e., a typical section view) as opposed to notes on the plans. Please see the new Unified Development Ordinance (UDO) Article 12 rules concerning pavement thickness, base, and subgrade stabilization/geogrid.
13. Will there be a separate irrigation meter? If so, please show the location.
14. Please specify a cut-in tee for the new private fire line.
15. 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, plus a per trip fee for the observation and collection of water samples. Items to include in the estimate are: 1) stormwater lines greater than 6 inches, 2) stormwater structures and retrofits, 3) water lines greater than 2 inches, 4) backflow vault and backflow assembly, 5) valves, tees, bends, elbows, 6) thrust blocks, straddle blocks, and tie downs, 7) valve boxes and covers, 8) sanitary sewer connection to the main, 9) boring beneath McBaine Dr., 10) removal of abandoned drive, 11) grading to establish proper drainage, 12) grading for parking lot, 13) estimated quantity of poor subgrade to remove and replace, 14) compaction of parking lot, 15) pavement, 16) aggregate for parking lot, including the area one (1) foot beyond the back of curb, 17) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 18) curb and gutter, 19) KCMMB drive approach, 20) sawcut for approach, 21)

removal of existing curb and gutter for new entrance, 22) public sidewalk, 23) ADA-accessible ramps, 24) erosion and sediment control devices and measures, 25) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

<b>Fire Review</b>	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 2012 International Fire Code .

2. IFC 304.3.3- Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

A dumpster enclosure was not shown. For information only.

3. 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.

A Knox box will be required above the FDC.

4. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Add sidewalk along the adjacent roadway.