

PLANNING AND DEVELOPMENT

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

Date: Thursday, April 07, 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

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.

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. Sign permits shall be obtained prior to any installation of any signs through the department of Planning and Codes Administration.
3. The plans are not signed and sealed. All reports and plans shall be signed and sealed by a Professional Engineer registered in the State of Missouri.

4. 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.
5. 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.
6. Please clarify if the parking lot pole lighting is 20-feet in height or is the base increase this height? Also, more clearly label the wattage for the pole lighting.
7. Is any wall-pak lighting proposed? Please provide this information.
8. The site data table indicates the full-build out will total 14,500 sq. ft. However the building addition is labeled as 1,200 sq.ft. When this is added to the phase 1 sq.ftg. the total is 13,600 sq. ft., please clarify.
9. If ground mounted units are not proposed, than what kind of mechanical units are proposed?
10. Provide a brief statement indicating the longevity of the foam build outs and the stucco finish system on felt.
11. Staff is fine with using the existing trees along I-470 to meet the landscaping requirements for this street frontage. However, if and or when these trees die or are removed, additional landscaping shall be required meeting Article 14 of the UDO.
12. The open yard tree requirement has not been met. The calculation for this doesn't include the square footage for the parking area. A total of 8 trees are required to meet this requirement. Four trees are shown. Please revise the table and label four more trees.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Approved with Conditions

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$9,016.66 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. If ground breaking is scheduled to take place prior to the issuance of a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control specialist.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

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 2012 International Fire Code.

For information only.

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.

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