

PLANNING AND DEVELOPMENT

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

Date: Thursday, April 28, 2016

To:

Applicant: SFCS ARCHITECTS	Email:	Fax #: (540) 343-6925
Engineer: WESTWOOD ENGINEERING	Email: CHUCK.LAMPING@WESTWOODPS.COM	Fax #: <NO FAX NUMBER>
Architect: SFCS ARCHITECTS	Email:	Fax #: (540) 343-6925
Property Owner: JOHN KNOX VILLAGE	Email:	Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2016044
Application Type: Commercial Final Development Plan
Application Name: JOHN KNOX VILLAGE MEADOWS
Location: 512 NW HOPE LN, Unit:A, LEES SUMMIT, MO 64081

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	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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2. The elevations labeled as "color" were submitted in black and white. Please provide color copies of the elevations, or provide black and white copies with all exterior building material colors labeled.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Water line comments, including private water lines, shall be submitted to the applicant separately.
2. Sanitary sewer comments, including the private sanitary sewer, shall be submitted to the applicant separately.
3. It did not appear that the two (2) 60" HDPE pipes were called-out as private. It may be better to call-out all of these interior storm lines as private on the profile views. If not, please clearly show that the two (2) 60" HDPE storm lines and end section are private on the plan view.
4. Grouted rip rap is not allowed in the City of Lee's Summit. Non-grouted rip rap in accordance with the Design and Construction Manual, along with the dragon's teeth energy dissipation, would appear adequate.
5. The Engineer's Estimate of Probable Construction Costs was missing from the submittal package. It is understood that this is being prepared by the applicant.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 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.

Action required: Signs indicating the outer edges of the Geo block shall also be provided.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Action required:

A. Approved turf blocks used to complete the 26 foot width of the fire lane shall be installed per manufacturers instructions with documentation of special inspections by an approved third party during installation.

B. Provide a detail for the construction of the fire lanes with the Geo (turf) blocks.

4. 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: Provide hydrants within 100 feet of all FDC's. Move the FDC to wing B to a more accessible location. Show the location of the FDC and fire main for the north 3-story building Wing A.

5. 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: Provide a hydrant plan that meets this section of the code and IFC Table C105. When possible, hydrants shall be located on the building side of the fire lane. Contact Prevention at (816) 969-1303 to discuss placement.

6. There shall be no vertical construction with combustibile materials until the fire lanes (base layer of pavement) and hydrants are installed.

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