

PLANNING AND DEVELOPMENT

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

Date: Friday, October 06, 2017

To:

Property Owner: MARION RIDGE SAFETY
STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

Applicant: LSMBO OWNER, LLC (TIM BREECE)

Email: TIM.BREECE@TDCAPTIALI.COM
Fax #: <NO FAX NUMBER>

Engineer: SHAFER KLINE & WARREN INC

Email: JON.BOREN@SKW-INC.COM
Fax #: (913) 888-7868

Architect: ACI BOLAND

Email: mhunter@aci-boland.com
Fax #: (816) 763-9757

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017211

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT SURGICAL CENTER

Location: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
------------------------	-------------------------------------	--	-------------

1. Staff has assigned the address of 2861 NE Independence Avenue to this project.
2. Staff recommends staggering the shrubs screening the parking lot along NE Independence Avenue and NE McBaine Drive.
3. Section 7.180.E of the Unified Development Ordinance (UDO) requires that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units.
4. The proposed metal panels appear to be in greater quantity than what staff can administratively approve. Section 7.170.A.6 of the UDO states that metal shall only be used in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council.
Provide a break down of materials (percentage) per each elevation. In addition, provide more detail regarding what type of metal panels are being proposed.
5. Provide a breakdown indicating the maximum footcandle, minimum footcandle, average maintained footcandle, and the maximum to minimum ratio for each lighting zone per Section 7.230.E
6. In addition, provide the uniformity ratios required per Section 7.250.F of the UDO.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	--	-------------

1. Consider reversing the traffic flow on the east side of the building. Doing so will reduce the chance of vehicle conflicts at the intersection of NE Jones Industrial Drive and NE McBaine Drive. It will also allow the passengers to be closer to the building in the patient drop-off parking area along the building.
2. Submit an Engineer's Estimate of Probable Construction Costs.
3. General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

4. General Comment: All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
5. Please include information regarding the existing structure approx 80' east of Str 30A, along with the line to the south of that existing structure. The plans do not address it all.
6. Sheet C03: Add "Per City Requirements" to Demolition keynote 8.
7. Sheet C04: Triangular silt dikes are shown, but no standard detail is included. Add detail in or change erosion control item.
8. Sheet C09: Reference the sheet number for the sidewalk ramp details in the sidewalk ramp labels.
9. Sheet C09: Include "FBD" in the Legend.
10. Sheet C12: Review and revise the line numbers shown in the structure labels, several are incorrect.
11. Sheet C12: Provide vertical separation information for all line crossings.
12. Sheet C12: Reference the modification detail sheet number in the structure labels that require modification.
13. Sheet C12: Revise Utility Plan Note 10 to indicate pipe installation shall be per City requirements.
14. Sheet C13: The sizes shown in the labels for structures EX2 & EX3 do not match the Plan view. Revise as needed.
15. Sheet C13: Include pipe information upstream of Str 30A in the Profile view and include the incoming flowline at the structure.
16. Sheets C14 & C15: The drainage areas on the Drainage Area Map do not all match the drainage areas in the Storm Design Tables. Revise as required.
17. Sheets C13 & C15: The pipe lengths from Str 10D-10F in the Storm Design Tables do not match the pipe lengths elsewhere in the plans. Revise as required.
18. Sheet C19: It appears that the Light Duty and Heavy Duty detail names are reversed. Revise as needed.
19. Sheet C21: Please clarify which structures each of the modification details refer to, and coordinate this information throughout the plan set.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 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.

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.

Action required: The canopy shall be a minimum height of 13'6" for fire lane purposes and ambulance access.

4. Indicate where med gasses will be stored and type.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. Provide signing for the surgical patient pick-up area, including Do Not Enter signing for the one-way drive/access along McBaine Dr.

2. The sight triangle for the access along McBaine Dr. nearest Jones Industrial Drive should include the corner of Jones Industrial Drive at McBaine Drive due to the small radius on the intersection and proximity of the proposed driveway to the intersection. The driveway should be visible from Jones Industrial Drive.