

PLANNING AND DEVELOPMENT

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

Date: Monday, December 11, 2017

To:

Applicant: TPC INTERIORS INC

Email: PMCNAMARA@TPCINTERIORS.COM

Fax #: <NO FAX NUMBER>

Property Owner: CELTIC INVESTMENT GROUP
LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email:

Fax #: <NO FAX NUMBER>

Architect: CRAIG LUEBBERT - CL ARCHITECTURE

Email: CRAIG@CLARCHITECTURE.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017249

Application Type: Commercial Final Development Plan

Application Name: TPC INTERIORS

Location: 1510 SE KINGSPPOINT DR, LEES SUMMIT, MO 64081

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", 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:

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 503.1.1 -Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Provide a fire lanr

3. Additional fire protection may be required depending on use, please clarify.

IFC 903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m2).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

903.2.4.1 Woodworking operations.

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m2) which generate finely divided combustible waste or which use finely divided combustible materials.

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.

The parking lot shall be heavy duty asphalt/concrete capable of supporting 75,000-pounds

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. STREET NAME. Revise Kingsport to Kingspoint.

2. RIGHT-OF-WAY. Label the ROW width and centerline.

3. PAVEMENT DETAIL. The pavement detail for asphalt on Sheet 2 does not meet the UDO design requirements. See Section 12.120.F. Also, call out the limits of light duty vs heavy duty asphalt pavement used on the site, if both types of asphalt will be used.

4. DRIVE AISLE WIDTHS. The two curbed islands on the west side of the building shall be pulled back to allow a minimum 24' of pavement width (excluding curb and gutter) for two-way north-south traffic through this area of the parking lot. The pavement width currently measures 22.5' (excluding curb and gutter).

5. PARKING SPACE CALCULATIONS. Standard rounding practices are used to determine the minimum number of required parking spaces. Based on the listed building square footage and listed uses dedicated to said square footage, only a total of 26 parking spaces are required (19 - office + 7 - warehouse). Two spaces may be removed if you choose.

6. ADA SIGN DETAIL. Correct the sign detail on Sheet 8 to read the mounting height of the sign shall be 5' MAX. It is mistakenly labeled as 5' MIN.

7. BUILDING ELEVATIONS. Correct the orientation labels on Sheet A201. Elevation 1 is the east elevation, not west. Elevation 2 is the south elevation, not north.

8. 4-SIDED ARCHITECTURE. 4-sided architecture is required for industrial buildings. There are no horizontal or vertical design elements on both the east and south elevations to break up the large expanses of wall.

9. MECHANICAL EQUIPMENT. Show the location of ground-mounted and/or roof-mounted equipment to be used for the building. Ground-mounted equipment shall be shown on the civil drawings; roof-mounted equipment shall be shown on the architectural drawings. Provide screening detail for the mechanical equipment in compliance with Sections 7.180.E and F of the UDO.

10. WALL LIGHTING. Show the location of all proposed wall-mounted lighting on the building elevations to the extent possible. Provide specifications for all wall fixtures for staff to review for compliance with Section 7.260 of the UDO.

11. PARKING LOT LIGHTING. Parking lot lighting shall be provided in conformation with Section 7.250 of the UDO. Provide fixture specifications for staff to review for compliance.

12. PHOTOMETRIC PLAN. A photometric plan shall be provided for the site per the requirement of Section 7.230 of the UDO.

13. ARCHITECTURAL COLOR PALETTE. Label the proposed colors for all exterior building materials.

14. SIDEWALKS. 5' sidewalks are required along both SE Broadway Dr and SE Kingpoint Dr.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please revise the street name to the north from "Kingsport" to "Kingspoint" throughout the plan set and Storm Water Drainage Report.

2. Revise the proposed curb inlet to have a 10" throat per Std Detail STM-1.

3. The drop thru the storm structure does not meet the required minimum. Please revise.

4. Please refer to the pipes entering and exiting the curb inlet consistently, either both by diameter or both by direction.

5. Revise the silt fence layout per Std Detail APWA ESC-03.

6. Include inlet protection on the erosion control plan.

7. Include detention basin details, outlet structure design, etc. in the plan set.

8. Update SAN-1 to the current version, replace the curb detail with GEN-4 and include standard details for erosion control, entrances, and storm sewer items.

9. Please revise the Storm Water Drainage study to include information regarding how the 40-hour extended detention requirement is being met.

10. Submit the SWPPP and the Engineer's Estimate of Probable Construction Costs.

11. Sidewalk is required along both SE Broadway Dr and SE Kingspoint Dr frontages. Include site specific ADA accessible sidewalk ramp design as well as standard details.

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