

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, June 08, 2017

**To:**

**Applicant:** KANSAS CITY MOTORS LLC

Email: MARVINMCFARLANDKCMTR@YAHOO.COM

Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

Email: ksterrett@hgconsult.com

Fax #: <NO FAX NUMBER>

**Architect:** GUY GRONBERG ARCHITECTS

Email:

Fax #: (816) 524-8578

**Property Owner:** MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

**Property Owner:** MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2017119

**Application Type:** Commercial Final Development Plan

**Application Name:** KC Motors

**Location:** 708 SE OLDHAM CT, LEES SUMMIT, MO 64081

704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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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 Permitting and Plan Review Division of the Planning and 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. 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:

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Clean up comments on the Dimension Plan (Sheet 3 of 9). Several of the "General Notes" refer to things being updated at/on the final development plan. In addition, correct Oldham "Road" to "Parkway" under "Streets".

Addressed

2. Provide spec sheets for the roof-mounted units (RTUs).

Units are ground mounted, see architectural plans. We have added concrete pads for units to sit on.

3. Staff recommends providing a variety of different species of trees and shrubs.

Addressed

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 3: Revise the General Notes to remove references to future Final Development Plans, as this is the FDP.

Addressed

2. Sheet 3: Revise "Oldham Road" to "SE Oldham Parkway" in the "Streets" note.

Addressed

3. Sheet 4: Grading Plan must include all proposed grading. Revise to show the swale grading on the west side.

Addressed

4. Sheet 4: Include a legend to identify the different dashed lines included in the drawing.

Addressed

5. Include ADA-accessible sidewalk ramp details and information to meet the Design and Construction Manual Section 5300 requirements. Include all information required by 5304.8 and Table LS-5.

Addressed

6. Include a Drainage Area Map and storm sewer calculations in the plan set.

Addressed

7. Storm Water Drainage Analysis: Include a Drainage Area Map as well as enough information in the summary to indicate that all requirements of the Design and Construction Manual Section 5608, including Section 5608.4.C.1, have been met.

Addressed, also see Storm Water Report for further information

8. Storm Water Drainage Analysis: Include design information and summarize drainage addressed with the proposed swale.

Addressed, added Swale Calc. Table to the Drainage Area Map

9. Include swale cross section design in the plan set.

Addressed

10. Include standard details for all storm drainage structures.

Addressed

11. Include structural details for construction of all non-standard structures, which include the Baffle Box Structures 1A & 1C.

Addressed

12. Include required storm sewer riprap dimensions in the plan set.

Addressed

13. Engineer's Estimate of Probable Construction Costs: Provide separate items for storm sewer riprap and ESC construction entrance.

Addressed

14. Sheet 8: Provide erosion and sediment control for the proposed swale as well as proposed storm sewer structures.

No action needed, these items were already on the sheet

15. Sheet 5 shows Str. 2B as a 5' Dia. MH, but the cost estimate includes a 4' Dia. MH. Revise as needed.

Addressed

16. Sheet 5 shows Str. 2D as a 12" HDPE End Section, but the cost estimate includes a 15" HDPE End Section (which matches the storm pipe size). Revise as needed.

Addressed

17. Sheet 6: Show the water meter location, which must be located within the easement.

The existing meter (to be used if possible) and the existing easement has been labeled for clarity.

18. Sheet 6: Provide enough information to verify the proposed alignment for the relocated sanitary sewer line for Skate Center will meet the minimum slope requirements.

Added approx. FL at Skate Center connection.

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#### 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 .

2. 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: The drive (Oldham Court) shall have a 20 foot drive surface.

Added a dimension at the minimum width of Oldham Court, which is greater than 20 feet

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.

Action required: Knox padlocks shall be provided on the gates

Addressed

4. 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: The lane towards the fire hydrant shall be posted. It is recommended that the hydrant be moved to the lane fronting the building to keep the hydrant from being obstructed and would allow for future development of the lot to the west.

Addressed, a total of 2 "No parking - fire lane" signs have been provided, one at each end of Oldham Court.

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.

It is recommended that the hydrant be moved to the lane fronting the building to keep the hydrant from being obstructed and allow for future development of the lot to the west.

Addressed per phone conversation with Kevin Sterrett and Jim Eden. New hydrant placed at property line.

6. 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.

Action required: Confirm paving type on the fire lane.

Addressed, updated typical pavement section to meet new city standards

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Suggest providing a sidewalk connection from the site to the public sidewalk.

After further consideration, HG determined sidewalk connection was not needed due to lack of pedestrian traffic, lack of existing public sidewalk, and unnecessary cost to the Owner