

PLANNING AND DEVELOPMENT

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

Date: Friday, April 20, 2018

To:

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Applicant: KLOVER ARCHITECTS

Email: david.esker@klover.net

Fax #: (913) 649-1275

Engineer: OLSSON ASSOCIATES

Email: JFAIN@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018055

Application Type: Commercial Final Development Plan

Application Name: FASCINATION NORTH LOT 44

Location: 3300 SW FASCINATION 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 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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

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.

2. 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: Show the location of the FDC on the building.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C003: Include the effective date in Note 2.

2. Sheet C009:

- Include the exact location of the proposed water meter.
- Include a label for note 12 in the Plan view.
- Revise the arrow for note 13 to point to the storm structure in the Plan view.

3. Include standard details for all storm structures, as well as the sanitary sewer service connection.

4. Submit an Engineer's Estimate of Probable Construction Costs.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Within the vicinity map, revise the street name for View High Drive to SW Longview Blvd. Also provide a north arrow for the vicinity map.

2. The drive aisle widths at all bump outs/island areas do not meet the 24-foot drive aisle width. The flat part of the curb is not be calculated as part of the drive aisle width. Please revise all these locations to have a minimum of 24-foot width.

3. Provide land use schedule that includes the following: total floor area, land area, number of required and proposed parking spaces, impervious coverage, floor area ratio.
4. Revise the caliper sizes for the elm, honey locust and maple trees to 3" caliper size. This is the required size per ordinance.
5. All signs shall be submitted for review and approval through the Development Services department.
6. Label the right-of-way widths for SW Longview Blvd and SW Fascination Dr.
7. Indicate whether ground mounted or roof mounted units are proposed and show location. Provide information on how these units will be screened. Please refer to Article 7 of the Unified Development Ordinance for allowed screening methods.
8. Provide a statement indicating if there are any abandoned oil or gas wells located within the property boundary. Reference where this information was obtained.
9. Label all existing easements (i.e. cross access easements, private drive easements, utility easements, etc.)
10. Label the platted building setback line.
11. Provide the surrounding property information.
12. Provide a trash enclosure detail.
13. Provide a detail of the proposed screening wall. What is the height of the screening wall?
14. Can you provide more detail on what appears to be proposed fencing on sheet A200?

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments