

PLANNING AND DEVELOPMENT

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

Date: Friday, July 27, 2018

To:

Property Owner: MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: KANSAS CITY MOTORS LLC

Email: MARVINMCFARLANDKCMTR@YAHOO.COM

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018114

Application Type: Commercial Final Development Plan

Application Name: KANSAS CITY MOTORS

Location: 708 SE OLDHAM CT, 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 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 padlock will be required on the gate.

3. 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: Access inside the fenced area to the hydrant behind the building shall be maintained at all times. The lane from north gated entrance to the north border of the property shall be posted FIRE LANE -NO PARKING and the curbs painted red.

4. Access to the hydrant on the north side of the building shall be conspicuous and unobstructed by fencing and landscaping.

Action required: Provide a detail for the fence and make corrections to meet this requirement.

5. 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: Fire lane access shall meet this requirement.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLATTING. A minor plat combining Lots 2 and 3 into a single lot shall be submitted, approved and recorded prior to the issuance of any building permits.

2. BUILDING ELEVATIONS. Label the roof color.
3. PROPERTY LINES. Label the property line dimensions.
4. ACCESS EASEMENT. Show and label the Access Easement from Oldham Pkwy.
5. UTILITY EASEMENTS. Label and dimension all utility easements.
6. FENCE DETAIL. Provide a detail of the pipe rail fence used to secure the site.
7. SIGNAGE. For your information, sign permit applications shall be required to be submitted for administrative staff approval prior to the installation of any sign.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Revise the sidewalk ramp location to direct the accessible route toward SE Oldham Pkwy rather than SE Oldham Court. The ADA Accessible Ramp will be just on the north side of the existing concrete flume.
2. Sheet 3: The "Streets" note incorrectly indicates no sidewalk along SE Oldham Pkwy is required. Please revise.
3. Sheet 4: There are many occurrences of text-overlapping, please revise for clarity.
4. Sheet 5: The bottom of the detention basin appears to be mostly flat. Please ensure that water is able to get from the inflows to the outflow location without causing standing water.
5. Sheet 9: A new water meter is required. Locate per City requirements.
6. Storm Water Drainage Report:
 - Include "Preliminary" in the title.
 - Include existing and proposed drainage area maps.
 - It appears that portions of the site drain to the north and east in both existing and proposed conditions. Please identify those areas in both existing and proposed drainage area maps.
 - The report is missing required elements. I believe you have been provided a list of required elements previously, but if needed can provide it again.
7. Revise plan set to reflect any revisions to the storm water study.
8. Page 12: Revise pavement sections to meet City requirements.
9. The Final Development Plan will require the City's FH standard detail as well as expansion of the erosion and sediment control to reflect phases prior to, during, and after construction.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. Existing water meter is no longer usable.

Action required: Modify design to depict replacement of existing water meter.