

PLANNING AND DEVELOPMENT

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

Date: Tuesday, August 21, 2018

To:

Property Owner: L & M INVESTMENTS LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018139

Application Type: Commercial Final Development Plan

Application Name: INTERNATIONAL BUILDERS AND CONSULTANTS, INC

Location:

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 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.

Action required: Hydrants not shown on site and utility plan. Existing hydrants will likely exceed the maximum 300' distance.

3. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Action required: Provide details on use of the double walled fuel tank indicated in construction notes on C1.2. A completed Hazardous Materials Permit application shall be completed for review.

4. 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: A Knox padlock shall be installed on the gate.

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 access shall carry the weight of a 75,000- pound apparatus.

6. 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.

Action required: A paved fire access shall be provided to meet this requirement. Fire lanes shall be posted and free of obstructions.

Planning Review

Hector Soto Jr.
(816) 969-1238

Planning Division Manager
Hector.Soto@cityofls.net

Corrections

1. **PROPERTY LINE INFORMATION.** The arc length listed on Sheet C1.0 for the southeast property line along NE Independence Ave reads 200.38'. It should be 123.90' per the plat.
2. **DRIVEWAY/DRIVE AISLE WIDTHS.** Revise the driveway and internal parking lot drive aisles so they have a minimum 24' pavement width (excluding curb and gutter).
3. **PARKING SPACE WIDTHS.** Revise the parking spaces at either end of the two parking rows on the south side of the building so they are a minimum 9' wide when measured to the face of the curb, not to the back of the curb.
4. **RETAINING WALL.** For your information, retaining walls having any portion exceeding a height of 4' are required to be engineered. This will be reviewed through the building permit process.
5. **PARKING LOT SETBACK.** Parking lots shall be set back a minimum 6' from all property lines. The proposed parking lot is set back slightly more than 4' from the rear (north) property line.
6. **PROJECT INFORMATION TABLE.** Revise the listed front setback requirement from 20' to 50'. While 20' is the minimum for the zoning district, this property was actually platted with a minimum 50' front setback.
7. **GRAVEL STORAGE AREA.** Please elaborate on the use of the gravel area. Will the area be used for vehicle parking/storage or for material and product storage? If the latter, outdoor storage areas of material and product shall be properly screened from view on all sides by means of a solid, sight-obscuring fence not less than 6' in height. An alternative screening option is a living screen consisting of a chain link supplemented with a double staggered row of 8' evergreen trees planted 30' on center.
8. **EXTERIOR BUILDING MATERIALS.** Please provide more detail on the wood rainscreen that is proposed on the front elevation. Is this a wood composite or an architectural wood product such as Prodema? Regular wood is not an allowed material without going through a public hearing process to gain City Council approval. However, a wood composite or other engineered/architectural wood product can be administratively approved.
9. **LIGHT FIXTURES.** The proposed wall pack fixture does not meet the requirement that it be of a design with full 90-degree cut-offs from vertical so that the light source is not visible.
10. **MECHANICAL EQUIPMENT.** Show the location of all proposed roof- and ground-mounted mechanical equipment on the building elevations and/or site plan as appropriate. RTUs shall be fully screened from view using parapet wall equal in height to the units being screened. Ground-mounted units shall be screened by masonry walls or evergreen landscaping equal in height to the units being screened.

1. Show and label the detention basin throughout the plan set.
2. Label the easements throughout the plan set.
3. Include detention basin outlet structure information and construction details in the plan set.
4. Add the backflow preventor vault standard detail to the plan set.
5. Submit the SWPPP.
6. Sheet C1.2:
 - Show the existing 8" water main on the south side of Pavestone Drive.
 - The existing water main along NE Independence Avenue is 16", not 8" as shown. Revise accordingly.
 - Connection to the existing 16" water main is not allowed. Revise the plans to show connection to the existing 8" main across Pavestone Drive. Boring under the street will be required, add the appropriate notes for this requirement.
 - Relocate the water meter to within 1' of the easement line per Design and Construction Manual Section 6901.L.1.
 - Since the building is more than 50' from the public water main, the backflow prevention device is required to be located in a vault located outside of, but within, 5' of the utility easement line per Design and Construction Manual Section 6901.I.3.
 - Adjust the leader lines for Construction Note #10 to point to the light poles.
7. Sheet C2.1:
 - Show and label the 100-year WSE on this sheet and all other plan sheets as applicable.
 - The 100-year WSE must be a minimum of 20' from any building or property line. Please label the distance to each.
8. Sheet C3.1:
 - Revise this sheet to match revisions to the Drainage Impact Study.
 - How will erosion be prevented at the HDPE outlets to the detention basin? Is it the intent to have end sections at these locations?
 - Show and label the overflow spillway, along with provided freeboard to top of embankment.
9. Sheet C3.2:
 - Show the 100-year HGL in the Profile view.
10. Drainage Impact Study:
 - The City of Lee's Summit follows the Comprehensive Control strategy for maximum development release rates, as well as 40-hour extended detention of the 90% mean annual event, as shown in APWA 5600 Section 5608.4.C.1. Please revise the study to include these requirements.
 - A waiver must be requested and approved if any onsite drainage is allowed to flow offsite undetained. Drainage

Areas 2 & 3 will require a waiver as designed.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Provide required sidewalk along street frontage.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Water meter oversized.

Action required: Provide calculations to justify size of water meter.