

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, October 02, 2018

**To:**

**Property Owner:** CASE ENTERPRISE LLC

Email:

Fax #: <NO FAX NUMBER>

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**Engineer:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018133

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 295, NEWBERRY LANDINGS, 1ST PLAT

**Location:** 1445 SE BROADWAY DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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.

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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 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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The parking stalls adjacent to the building are labeled as being 17’ deep. As the adjacent side walk is less the 6’ these stalls must be 19’ deep. Additionally. The parking stalls adjacent to SE Broadway Dr. appear to be labeled as 17’ to the back of the curb. All measurements shall be labeled to the face of the curb. Please update the plans to meet the minimum UDO requirements.
2. Thank you for submitting the lighting plan as requested. Per the plan submitted the northern parking stalls show a foot candle level of 0.0. Please add additional parking lot lighting that illuminates all parking stalls as required by the UDO.
3. Per comment 7 from the applicant’s letter dated August 16, 2018, please provide the manufacturer’s specification sheets for all proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used. If you will be proposing pole mounted lights please ensure details are provided.
4. Per comment 7 from the applicant’s letter dated August 16, 2018, where will the mechanical equipment be located? If it will be roof top mounted please show the location, size and materials to be used in all screening of rooftop mechanical equipment. A dashed line indicating the roof line and rooftop mechanical equipment will be required as well.
5. Thank you for the additional information regarding the gravel area and the fence surrounding it. Please explain what the use of this area will be. As explained in the previous Applicant’s Letter any proposed outdoor storage area shall be screened in accordance with UDO section 8.140.C. If this area is intended for the outside storage of materials, it must be screened by means of a solid, sight-obscuring fence, not less than six (6) feet in height. A living screen may be substituted for the fence providing said screen shall provide a solid screen at planting. Please provide a standard detail for the proposed fence.
6. By my calculations the proposed project is required to provide 13 standard parking stalls and 1 van accessible ADA stall. The proposed plan shows you are providing the correct number of required parking stalls however the required parking note on sheet c.001 incorrectly stated 15 stalls are required. Please update the plans to reflect the correct (14) number of required stalls.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C.001: The building lines and easements labels have been added, but the lines are now so scaled back that they are barely visible. Please revise the line weight for clarity.
2. Sheets C.051-C.052: Include inlet protection for the existing curb inlet near the south property line.

- 3. Sheet C.100: Remove commercial entrance and curb & gutter details from this sheet, the City's standard details have been added to the plan set.
- 4. Sheet C.200: The plans show existing buildings and parking lot on the adjacent lot to the south. Nothing has been built there, please remove.
- 5. Sheet C.400: Include the size of the sanitary sewer service line and existing stub.
- 6. Estimate:
  - The quantity shown for Geogrid and Base don't seem to match up with the quantity for Asphalt Paving. Please verify and revise as needed.
  - The quantities shown for 12" and 15: HDPE don't match what is shown in the plans. Please verify and revise as needed.
  - Please revise the Inlet Protection quantity based on above comments.

<b>Fire Review</b>	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 503.1.1 - 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: The building is no longer being provided with an automatic fire sprinkler system. Provide approved fire lanes that meet the required width and are able to carry the imposed weight of a fire truck to meet the requirements of this section.

- 3. 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)
- 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.
- 5. 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 know lock will be required on the gate

6. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Action required: Will a dumpster enclosure be provided?

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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. 2012 IPC 708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. (see code for additional information)

Action required: Provide cleanout at point where sewer leaves building.  
9/28/18 - not addressed in submittal. Deferred to building permit submittal.