

DEVELOPMENT SERVICES

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

Date: Tuesday, July 09, 2019

To:

Property Owner: MARION RIDGE SAFETY
STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: QUIST ENGINEERING INC

Email: RWALQUIST@QUISTENGINEERING.COM
Fax #: <NO FAX NUMBER>

Applicant: MARION RIDGE SAFETY STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019222

Application Type: Commercial Final Development Plan

Application Name: I 470 Business and Technology Center Lot 13A

Location: 2720 NE MCBAIN DR, LEES SUMMIT, MO 64064
2721 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
2700 NE MCBAIN DR, LEES SUMMIT, MO 64064
2701 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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.

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. It must be within 100 feet of a fire hydrant.

3. 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 - Show or add an additional fire hydrant at the SE corner of the building.

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.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PARKING LOT. The parking lot shall meet the minimum 20' parking lot setback from the right-of-way. The parking lot is shown as having a 15' setback from the NE McBaine Dr right-of-way.

2. FDP APPROVAL TIMING. A building permit for the proposed development shall not be issued until such time as the associated minor plat combining Lots 13, 14, 21 and 22 is approved, the plat is recorded and the required copies of the recorded plat are returned to the City.

3. SITE DATA TABLE. Provide a table on Sheet C200 that includes the following information:

- Zoning;
- Land Use;
- Lot Area;

- Building Area;
- Floor Area Ratio (FAR);
- Impervious Coverage Area;
- Parking Spaces (Proposed/Required)

4. LANDSCAPE PLAN.

- The required number of street trees and shrubs shall be planted for each of the lot's two street frontages. The Independence Ave frontage is missing trees; the McBain Dr frontage is missing shrubs.
- A minimum 2.5' tall row of evergreen shrubs shall be planted along the parking lot frontages along both Independence Ave and McBaine Dr. This living parking lot screen shall be planted at a ratio of 12 shrubs per 40 linear feet of parking lot frontage.
- The plant schedule shows the proposed ornamental trees as being 1.5" caliper. The UDO requires a minimum 3" caliper.
- The plant schedule shows the proposed evergreen trees as being 6' in height. The UDO requires a minimum 8' height at the time of planting.

5. ADA PARKING SIGN.

- The required sign is type R7-8 (white background, green border, green text and blue wheelchair symbol) as identified in the MUTCD.
- The sign shall be mounted between 3' and 5' above finished grade, measured to the bottom of the sign. Revise the detail accordingly.

6. LIGHTING. Site lighting shall be provided in accordance with Article 8, Division 1, Subdivision 8 of the UDO.

7. MECHANICAL EQUIPMENT. Dash-in the location of the roof top units on the building elevations to the extent possible. Roof top units shall be fully screened from view by parapet walls at least equal to the height of the units being screened.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C100: Revise the Project Title to match what is shown in the title block throughout the plan set
2. Sheet C200: Why is there a project title on this sheet when it isn't a cover sheet?
3. Sheet C201:
 - Remove the note on each pavement section standard detail, only the City Engineer is authorized to approve alternate pavement designs.
 - Unified Development Ordinance (UDO) Section 8.620 requires a minimum of 6" Portland cement concrete thickness. The light concrete pavement section does not meet this requirement. Please revise.
4. Sheet C300:
 - Review proposed spot grades, many do not seem to match proposed contours.
 - Include "BC" and "G" in a legend.
5. Sheet C301: Include sift fence along the north property line as drainage flows to the northwest.

6. Sheet C302: Update the ESC standard details to the current versions. Include standard details for all items in this plan set.

7. Sheet C400-C402:

- Storm sewer profiles are required for all pipe greater than 6 inches in diameter. This includes roof drains, as well.
- Include standard details for Nyloplast Area Inlet and Junction Box since they are included in the storm sewer design.
- The Nyloplast details included are too blurry to read, please revise.
- Provide notes on how removal of the existing line and connection of new roof drain is to be accomplished at Ex Fl 1F.
- Storm Sewer Calculations for the existing storm sewer as currently included are not required. Calculations for the proposed storm sewer are required.

8. Sheet C700:

- Include all water line and water meter size information on this sheet.
- Specify the connection to existing sanitary must be by cut-in wye.

9. Submit:

- Engineer's Estimate of Probable Construction Costs
- SWPPP

10. Storm Water Drainage Study:

- The study submitted does not include enough information to determine if City requirements are being met. Please expand and revise. I will provide a copy of the City's Stormwater Report Requirements brochure under separate cover. This brochure aids in verifying all City requirements are addressed.

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	Corrections

1. Specify size of domestic water meter.
2. Specify size and type of domestic water tap.