

DEVELOPMENT SERVICES

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

Date: Monday, August 05, 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. 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.

This comment is only reiterated from the last comment letter for informational purposes only.

2. SITE DATA TABLE.

- Lot Area. The listed lot area doesn't match the area labeled on the plan sheet, nor the area listed in the associated minor plat. Reconcile and revise.
- Building Area. The listed building area doesn't match the area listed on the architectural drawings from SBC Architectural Services. Reconcile and revise.
- Floor Area Ratio (FAR). Revise the FAR calculation as needed to reflect the corrected building area.

3. 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.

No revised architectural drawings were submitted in response to this comment that was previously made on the initial staff comment letter.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C100:

- Revise Water Note 5, A.P. Smith series 1000 is not on the City's approved product list.
- Revise Water Note 6, the valve box model number is P1108 on the City's approved product list.

2. Sheet C200: Show the existing pipe to be completely removed along with the existing field inlet, and the existing junction box be patched.

3. Sheet C210: Relocate overlapping text for clarity on the Retaining Wall typical section.

4. Sheets C400 & C401:

- Label the storm sewer structures in order, not based on structure type within a line.
- Revise the Line 2 structure numbers on the Drainage Map, they are incorrect.
- Show and label all storm sewer on the Drainage Map.
- Why is an area inlet with curb cut used (AI 2-1) rather than a curb inlet? No drainage area beyond the curb is shown going to that structure. If there is overland flow to that structure, please revise the drainage map accordingly.
- If AI2-1 remains, label the rip-rap that appears to be shown around it throughout the plan set, show it on the Profile, and include design size requirements.
- The Lines 1, 2, 4, 5 Plan view structure labels appear incorrect, please revise.
- The Line 3 connection to the existing structure does not seem to line up with the wall of the structure. Please provide confirmation that City requirements for connecting to an existing structure are being met.
- Add HGL to the Profile views.
- The storm sewer does not meet the City’s minimum requirement for drops thru structures. Please revise.
- The FL(out) at the existing inlet that Line 3 connects to is missing from the Profile view. Please revise.
- Include the following note on the profile sheet: “Compacted Fill shall be placed to a minimum 18” above the top of the pipe prior to installation.”
- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Label the Existing Grade in the Line 3 Profile and Existing & Proposed Grades in the Line 4 Profile.

5. Sheet C600: Rmove the title block, this is not a cover sheet. Revise notes as per Sheet C100 comments or remove all the notes since it isn’t a cover sheet.

6. Sheet C700: Revise the site water plan. It doesn’t make sense with multiple meters on the irrigation, and additional detail is required for connection information and pipe size.

7. Revise the Drainage Study and Engineer’s Estimate based on revisions from the review comments.

Additional comments will likely be generated based on the number of revisions required by these review comments.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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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 - Move the additional fire hydrant at the SE corner of the building closer to the entrance of the parking lot.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide additional clarification on the domestic, irrigation and fire service lines as requested by engineering.