

DEVELOPMENT SERVICES

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

Date: Friday, August 16, 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
2701 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
2700 NE MCBAIN DR, 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
------------------------	-----------------------------------	---	-------------

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. 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 past two staff comment letters.

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

1. It has come to our attention the existing drive on the northwest corner of the lot is to be used as the construction entrance and not the entrance shown on the plans. The drive entrance to Independence Ave at the northeast corner of the property is permitted to be constructed as an entrance for the project to the north and must be constructed for them to obtain an occupancy permit. This project will either need to utilize the construction entrance shown on the plans or propose a different location. It is possible to construct a construction entrance at the new drive location to McBaine Dr.

2. Sheet C200: Revise the Utility Notes, Note 1 is confusing and Note 2 is partially incorrect.

3. Sheet C201: Only ornamental varieties of trees can be planted in public easements. Revise as needed.

4. Sheet C300: Revise grading to reflect that the area inlet was changed to a curb inlet at the southeast corner of the lot.

5. Sheet C402 (First one):

- Revise sheet number to C401.
- The Line 1 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.

- Indicate how proposed storm sewer pipes will connect to existing structures.
- Revise the location of JB 3-1 to the north to provide adequate separation between it and the existing structure immediately south of it.
 - Remove Note 1 in the Line 4 Plan view or revise to indicate removal of existing line.
 - Revise the limits of compacted fill for Lines 4 & 5 Profile views. The compacted fill is only required to extend 18" above the tops of the pipes, and there is several feet of it shown.
 - Are the roof drains that connect to Lines 1, 4 and 5 six inches or less in diameter?

6. Sheet C600:

- The proposed fire hydrant will be private, please revise the plan labels accordingly.
- The water line to the hydrant will have to be bored. Include this requirement in the plans.

7. Sheet C700: The irrigation system shall connect to the domestic service line. Revise accordingly.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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	No Comments

1. Provide additional clarification on the domestic, irrigation and fire service lines as requested by engineering.