

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, September 18, 2019

**To:**

**Property Owner:** NEW TKG-STORAGEMART  
PARTNERS PORTFLLC

Email:  
Fax #: <NO FAX NUMBER>

**Applicant:** NEW TKG-STORAGEMART PARTNERS  
PORTFLLC

Email:  
Fax #: <NO FAX NUMBER>

**Engineer:** CROCKETT ENGINEERING  
CONSULTANTS

Email: JEILER@CROCKETTENGINEERING.COM  
Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019279

**Application Type:** Commercial Final Development Plan

**Application Name:** STORAGE MART 156

**Location:** 3924 SW RAINTREE DR, LEES SUMMIT, MO 64082

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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 multi-page 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>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 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: This requirement is not met. Relocate the hydrant on the north side of the entrance drive to the south side.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The aarae around the building shall be posted.

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 key switch for the gate and knox box for the building are required.

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: The pavement around the building shall be heavy duty asphalt/concrete capable of carrying a 75,000-pound apparatus.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide the resubmittal in electronic format.

Can the elevations (at least in electronic) format be in color?

2. A vacation of easement shall be approved and recorded prior to the issuance of a building permit.
  3. Confirm if the pole sign has been removed.
  4. All sign permit shall be submitted for review to the Development Services Department prior to installation.
  5. Once digital color elevations are submitted, staff would like to re-review the elevations.
  6. Revise the cover sheet, fifth paragraph under General Notes. The current zoning district is PI, not CP-2.
  7. Revise the Utility Company information for Natural Gas and Water. The Water should reference Water Utilities and their new address.
  8. Has a DNR permit # been determined yet? (last note on cover sheet).
  9. Heavy duty pavement for fire lane areas is required, please revise. Staff is determining if the proposed pavement details meet UDO/DNC standards.
  10. It appears ground mounted units are proposed. Can the location of condensing units be relocated? Screening either landscaping or a masonry wall is required. Please revise.
  11. The accessible maximum height measured from grade to bottom of sign is 5' maximum, revise the detail on Sheet CE8.
- Note the sign type of Lee's Summit is R7-8, this sign has a white background and green border.
12. Please note the color of the vinyl fence on sheet CE6, letter K and provide detail on Sheet CE8.
  13. Clarify the drive aisle width at the entry area. The minimum width (excluding curb and gutter), is 24'. Does the dimension shown include a portion of the curb?
  14. All larger shade trees should be switched to an ornamental variety, this seems to effect many of the tree species along the frontage and could be in other places.
  15. Provide a note that the proposed windows will be opaque.
  16. Provide the manufacturer's specifications for the proposed wall pak lighting.

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**Engineering Review**

Sue Pyles  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

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1. Cover Sheet: Revise the water and sanitary sewer contacts to Water Utilities Department at 1200 SE Hamblen Road, Lee's Summit, MO, 64081.
2. Sheet CE2:
  - Revise the Ditch Check to a type included in the APWA ESC Standard Details for Ditch Checks.
  - Provide information, such as a spec sheet, on the erosion control mat specified.

3. Sheet CE3:

- The bottom of the detention basin appears to be less than 2%. Please ensure that water is able to get from inflow to outflow without causing standing water.
- Please label the 100-year floodplain boundary.
- The detention basin spillway design does not meet minimum freeboard requirements. Please revise.

4. Sheet CE4:

- Indicate the sanitary sewer connection will be made with a cut-in wye.
- Show the specific water meter location, including dimension from right-of-way line, and include the size.
- Provide verification that Structures 2B & 2C meet the City's requirements for distance between pipes and between pipes and corners.

5. Sheet CE5:

- The pipe lengths don't match stationing distances. Please clarify.
- It appears that the Line 2 drop through Structure 2B and the location of the Structure 2C incoming pipe relative to the outgoing pipe don't meet Section 5604.5 of the Design and Construction Manual. Please revise.
  - Include the following note on any profile sheet applicable: "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.

6. Sheet CE6:

- Please clarify the heavy duty and standard duty pavement sections.
- An ADA-accessible ramp is required at the driveway. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

7. Sheet CE 7:

- The "6" PCC Barrier Curb and Gutter Cross Section (Alternate)" detail shows an asphalt pavement section. Please revise.
- Pavement base is required to extend one (1) foot beyond the back of curb. Depict this either on the pavement sections or in a separate graphic.
- Label the standard pavement sections to match the terminology on the site plan.

8. General:

- Include the Fire Hydrant standard detail.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Include the storm sewer calculations in the plan set.
- Comments on the stormwater report will be sent under separate cover.

(816) 969-1820

Michael.Park@cityofls.net

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**Building Codes Review**

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

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Corrections

1. Specify domestic water pipe size/material and size of water meter.