

DEVELOPMENT SERVICES

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

Date: Friday, August 06, 2021

To:

Property Owner: YARCO-DEVCO LLC

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021212

Application Type: Commercial Final Development Plan

Application Name: New Longview Townhomes - Final Development Plan

Location: 451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. In general my comments are still more "big picture" at this time and will require additional review once specific plan elements have been updated.
2. The Development Data Table is still confusing and needs additional clarification. It doesn't seem some of the square footages match up with the building types and or the referenced lots. Need additional clarification on footprint square footage vs. overall square footage.
3. Parking requirements will need to be further evaluated in lieu of Fire Dept. comments.
4. Provide further clarification on the roof deck area. It was noted on Sheet 1 of the Architectural plans that this was still an element.
5. As noted, the elevations are incomplete. Complete elevations are needed for review. This would include all four sides of the buildings.

The submitted elevations do not call out exterior building materials.

A trash enclosure detail is needed and the proposed location.

6. Provide a dimension plan for street widths, building setbacks, building footprints, parking spaces, etc.
7. There are discrepancies throughout the plan sheets on the road name Curry Rd or Longhorn Rd. I believe Longhorn Rd. is called out on the landscaping sheets specifically.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please submit an Engineer's Estimate of Probable Construction Costs.
2. Sheet C150:
 - Revise "Tee/Cross" to "Tee" in the Sta. 14+42.22 label in Plan view.
 - Include the gate valve size in the Sta. 14+25.10 label in Plan view.
 - Label the gate valve at Sta. 10+13.00 in Plan view.
3. Sheet C151:
 - Relocate the "See Note" leader that is located at the bottom of the Profile view.
 - Show the gate valve at Sta. 14+39.18 in Profile view.

4. Sheet C152:

- Sta 10+95.29 label references installation of the gate valve installed with Line 3. Please revise.
- Include the gate valve size in the Sta 11+29.32 label in Plan view.
- Sta. 13+15.28 label references installation of the gate valve installed with Line 4. Please revise.
- Label the gate valve to be installed west of Sta. 13+15+28 in both Plan and Profile views.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 2018 International Fire Code. Construction of the buildings shall be to the 2018 International Residential Code and 2018 International Building Code.

2. formation.nIFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Confirm available fire flow for the buildings based on square footage and construction type per IFC Tables b105.1(1) and IFC Table B105.1(2). Fire flow area calculations shall be to IFC Section B104. Water Utilities may be able to assist you with the appropriate information.

3. 503.3 Marking. 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.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Action required- One side of the of the street shall be posted No Parking- Fire Lane in front of buildings that do not exceed 30 feet to the eave of a poitched roof.

For buildings with roof eaves and occupied attic spaces, both sides of the street shall be posted No Parking- Fire Lane to provide an aerial access width of 26 feet as required by IFC D105.1 and D105.2.

4. Per Joe Frogge in Development Services, the IRC does not apply to buildings over 3 stories, and the IBC and IFC does. Per amended IFC Section 903.2.11.3 Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings greater than two stories in height.

Action required- Provide an automatic sprinkler system in buildings with occupiable spaces above 3 stories.

Traffic Review

Michael Park

City Traffic Engineer

No Comments

(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

No Comments