

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, October 13, 2021

**To:**

**Property Owner:** MARION RIDGE SAFETY STORAGE LLC      **Email:**

**Applicant:** WARD DEVELOPMENT & INVESTMENT      **Email:** DAVID@SAFETYMINISTORAGE.COM

**Engineer:** POWELL CWM INC      **Email:** BPOWELL@POWELLCWM.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2021376

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 10 I-470 BUSINESS & TECHNOLOGY CENTER --- LOT 10

**Location:** 2601 NE MCBAIN DR, LEES SUMMIT, MO 64064

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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 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.

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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 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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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.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROPERTY LINE DIMENSIONS. Label the platted property line dimensions along NE McBaine Dr in place of the chord length between the two property corners.

2. EASEMENTS.

- Label the existing 15' U/E along the NE McBaine Dr. street frontage.
- Label the existing 20' U/E along the NE Independence Ave street frontage.

3. RIGHT-OF-WAY. Correct the labeled ROW widths for both NE McBaine Dr and NE Independence Ave as 60' wide, not 50'.

4. DRIVEWAY AND DRIVE AISLE WIDTHS. The two driveway entrances, the internal drives along the east side of the building and internal drive leading to the parking spaces at the southeast building corner are shown as 25' wide from back-of-curb to back-of-curb. Said driveways and internal drive aisles shall be widened to 28' from back-of-curb to back-of-curb in order to meet UDO requirements.

5. PARKING LOT SCREENING. The parking lot shall be screened from view along NE McBaine Dr and NE Independence Ave in accordance with UDO Section 8.820.

6. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-mounted equipment on the site plan and/or building elevations (by dashing in their location on the elevations) as appropriate for said type of equipment. All ground-mounted equipment shall be fully screened from view using masonry walls or evergreen landscaping at least equal to the height of the equipment at the time of planting. All roof-mounted equipment shall be fully screened from view using parapet walls at least equal to the height of the equipment (please take into account the added height of the curbs onto which the RTUs are placed when determining the parapet wall heights).

7. FOUR-SIDED ARCHITECTURE. All sides of a building are required to include similar architectural details, materials and colors. The proposed left side and rear building elevations do not incorporate any projects, contrasting colors or other elements used on the other two building elevations. Horizontal and vertical elements shall be extended on the left side and rear elevations in accordance with UDO Section 8.180.A and B.

8. FLAT ROOF. UDO Section 8.180.C.2. requires flat-roofed buildings to incorporate detailed parapets or exaggerated cornice lines to provide architectural relief. No parapet or cornice is provided along the rear building elevation.

9. TRASH ENCLOSURE.

- Provide a trash enclosure detail. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
- Each trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Additional comments will be sent under separate cover in the next few days regarding Storm Sewer Line C.

2. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.
- Include City standard details within the plan set.

3. Sheet C-001:

- Please revise "Development Plan" to "Final Development Plan" in the project title.
- Please direct questions to the engineer, not the architect, in Construction Note 7.
- Please revise the legal description, the plat name is incorrect.

4. Sheet C-201:

- Please either clearly show and label the proposed retaining wall or remove it from the Legend.
- ADA-accessible sidewalk ramps are located at the entrances. Please revise.
- All ADA-accessible ramps must have a specific design detail which 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. Please note the maximum design slopes allowed by the City are 1.5% and 7.5%.
  - Please clarify curb types and locations, several designations are shown. Include standard details for each type.
  - The sidewalk is shown narrowing around 2 existing curb inlets. As this creates differential settlement within the sidewalk, please revise the alignment to eliminate this trip hazard.

5. Sheet C-301: Please revise overlapping text and graphics at the flume.

6. Sheet C-401:

- Please include material size, thickness, gradation information for the flume rip-rap.
- Please delete the "KC-1" reference from the proposed fire hydrant label and include a 6" Gate Valve.
- Label structure B1.
- Update the stationing in the structure EX1 & B2 labels.

- Include installation of a restrained valve and show the material type and size for the proposed fire line.

7. Sheet C-411:

- Relocate overlapping text at EX1 in Line A & B Profile views.
- Include design HGLs in all profiles.
- 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.

8. Sheet L-100: Clearly show all public easements. Note that only ornamental tree varieties of trees are allowed in public easements. Please review and revise if needed.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Update utility plan to show either 1" or 2" tap for water meter. 1-1/2" not available.