



DEVELOPMENT SERVICES

BHC/SAI Responses

Commercial Final Development Plan Applicant's Letter

Date: Wednesday, August 23, 2022 **(BHC/SAI Responses- 2022-08-25)**

To:

Applicant: BHC

Email: AUSTIN.LAGE@IBHC.COM

Property Owner: DH4 HOLDINGS LLC

Email: DAVID.HILL@DH4HOLDINGS.COM

Architect: SLAGGIE ARCHITECTS INC

Email: PDOUGHERTY@SLAGGIE.COM
KBROWN@SLAGGIE.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022251

Application Type: Commercial Final Development Plan

Application Name: K1 Speed

Location: 2911 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 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 Shannon McGuire
No Comments _____ Shannon.McGuire@cityofls.net

1. No Comments

Engineering Review Nikia Chapman-Freiberger Staff Engineer Corrections

1. C5.0 UTILITY PLAN:
The Backflow prevention vault should be located outside of traffic areas and where surface water will not drain into it. Please review and relocate.

Response: Backflow preventor has been moved out of the entrance to the site and onto the grass.

2. C3.4 DETAILED GRADING (ADA):
Correct north arrow direction.

Response: North arrow has been corrected.

3. C6.4 STORM LINE 100:
Staff made an oversight on the first round of comments and should have made the comment: "Review APWA 5604.5 Inverts and Pipes and revise the inverts for storm line 100 that do not meet offset requirements (manholes 102 and 103)." While the City does not regulate private storm systems, it is staff's recommendation that APWA design criteria are met. Staff aims for consistency and to reflect similar comments previously made for manholes in storm line 300.

Response: Storm line 100 have been updated per the request of the city.

Traffic Review Brad Cooley, P.E., RSPi
No Comments _____ Brad.Cooley@cityofls.net

Fire Review Jim Eden Assistant Chief Corrections
(816) 969-1303 Jim.Eden@cityofls.net

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.

Response: Acknowledged

2. IFC 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- Per Table B105.1(2) a IIB building (47,740 sq. ft.) with a 50% reduction for an automatic sprinkler system requires 2,375 gpm fire flow for 4 hours. The information you provided on hydrant 014-183 FH provide only 1,750 gpm on a dead-end line. Indicate how fire flow will be met. Resolved by accessing a second water supply.

Response: Fire line to proposed hydrant has been modified to connect onto the 16" main to provide enough pressure.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Information:
- Review did not include architectural plans
 - 4 sided screening required for hvac equipment. If roof mounted screening must be by parapets. If ground mounted screening can be either masonry or evergreen landscaping.

**Response: Acknowledged review did not include architectural plans.
All rooftop mechanical equipment to be screened by building parapets.**