

DEVELOPMENT SERVICES

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

Date: Friday, April 28, 2023

To:

Property Owner: INDEPENDENCE SAFETY STORAGE NORTH II LLC Email:

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Property Owner: E J PLESKO & ASSOCIATES INC Email:

Property Owner: LEES SUMMIT MADISON PTP LLC Email:

Property Owner: CROSSROADS OF LEES SUMMIT LTP Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023063

Application Type: Commercial Final Development Plan

Application Name: Town Centre Logistics

Location: 2201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064

2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064

2200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

500 NE TOWN CENTRE 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 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
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1. PLATTING. Because the proposed building crosses an existing lot line, no building permit shall be issued for the proposed building until the associated final plat (Appl. #PL20330-066) that removes said lot line has been approved and recorded. The initial staff review comments for the plat are due April 5, 2023. This comment is informational. **Noted.**

2. MECHANICAL EQUIPMENT.

- Show the location of all RTUs on the building elevations using dashed lines. To comply with City ordinance, RTUs shall be fully screened from view on all sides by raising parapet walls to a height at least equal to the height of the units being screened. Please take into account the added height of the curbs on which the RTUs will sit.
- Provide manufacturer specifications for the proposed RTUs for staff to review the height(s) to check for screening compliance. **Added note C.100.**

3. ACCESSIBLE ROUTE. Label the accessible routes from the accessible parking spaces to the nearest building entrances. Label the slopes and cross-slopes. **Revised C.202.**

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. General

- Please provide MDNR Land Disturbance Permit. **Provided with submittal.**
- Please provide SWPPP. **Provided with submittal.**

2. - Please add drainage and inlet calculations to the plans. Missing drainage information will be reviewed in the next submittal. **Added C.300.**

3. - Match lines do not match. There are gaps and the match lines do not connect. See C.101-C.103. Please revise. **Revised C.103.**

4. - Show on the plans the sidewalk transition on the west (C.101/C.104) of the existing sidewalk to new sidewalk with the taper length identified. On the east sidewalk connection (C.103/C.106), it shows a 4' wide existing sidewalk connecting to a 5' wide sidewalk and no apparent difference in width. The existing sidewalk may be 5' wide and it is identified as 4' wide on the plans in error. Please verify. **Added taper label. Revised ex. 5' sidewalk label.**

5. - Provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk. Also, include details of the sidewalk through the new driveways to the development. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Missing ADA information will be reviewed in the next submittal. **Added.**

6. Sheet C.200-C.201C

- For clarity, please add spot elevations for the updated retaining wall configuration on the NE corner. **Added C.201B.**

7. Sheets C.301-C.304

- Show design HGL on profiles. Missing on Sheet C.302. **Added.**
- Please verify proposed grade identification arrows. Arrow pointing to nothing on Sheet C.302. **Revised.**
- Add a note for the compacted fill thickness of a min. 18" thickness above the top of the pipe. **Added.**

8. Sheet C.500

- Any changes based on Water Utilities comments from their water analysis will be reviewed in the next submittal. **Noted.**

9. Sheet C.600-C.601

- Sidewalk Detail shown on Sheet C.202, but also shown at the bottom of Sheets C.600 and C.601. **Removed from C.600s.**

Fire Review	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 2018 International Fire Code. **Noted.**

2. IFC 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. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING." Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective

material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".
Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action required- The areas in front of hydrants and FDC shall be posted. **Added fire lane by FH C.100.**

3. For information only- 3206.7.2 Where located. Where exterior walls surrounding high-piled storage areas face fire apparatus access roads, such walls shall be provided with fire department access doors. **Noted.**

3206.7.5 Number of doors required. The required fire department access doors shall be distributed such that the lineal distance between adjacent fire department access doors does not exceed 125 feet (38 100 mm) measured center to center. **Noted.**

4. 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. **Noted.**

Action required- Confirm proposed pavement will be capable of supporting 75,000-pounds. **Noted.**

5. 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. **Noted.**

Action required- Confirm with Water Utilities there is adequate fire flow per IFC Table B105.1(2) with a 50% reduction allowed for an automatic fire sprinkler. Not addressed in 4/21/ 2023 comment letter. **Noted.**

Traffic Review	Brad Cooley, P.E., RSPI	Approved with Conditions
	Brad.Cooley@cityofls.net	

1. The roundabout at Independence and Town Centre is expected to be constructed late 2023 or 2024. A connection from the proposed public sidewalk to the crosswalk ramps at the intersection needs to be constructed. **Added note C.100.**

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Provide cleanouts per 2018 IPC 708.1 thru 708.1.3.

4/24/23 - CO provided in yard. CO will also be required near exit from building. Deferred to MEP building permit submission. **Noted.**

3. All ground and roof mounted HVAC and/or electrical generators must be screened on all 4 sides per Unified Development Ordinance Article 8, Sections 8.180.E & F. We highly recommend coordinating this with your MEP design team at this phase to avoid problems with construction. Questions on this should be directed to Hector Soto - 816.969.1600 or Hector.Soto@CityofLS.net.

4/24/23 - Not addressed. Deferred to building permit.

See building permit comments.

