

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, September 21, 2023

**To:**

**Property Owner:** GENESIS P & W LLC

**Email:**

**Applicant:** OWN INC

**Email:**

**Engineer/Surveyor:** OWN INC

**Email:**

**Review Contact:** TOM WOOTEN

**Email:** TWOOTEN@WEAREOWN.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023249

**Application Type:** Commercial Final Development Plan

**Application Name:** Woodspring Suites

**Location:** 1010 NW WARD RD, LEES SUMMIT, MO 64086

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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>Planning Review</b>	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Project site is located within a 2 mile buffer (~1.7miles) of the KLXT Airport and will require FAA Form 7460 to be filed
2. Receipt of an approved FAA Form 7460 will be required prior to building permit issuance

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please provide
  - Engineer's Estimate of Probable Costs.
  - MDNR Land Disturbance Permit.
  - SWPPP.
2. Provide a storm water memo like discussed in the Pre-Application meeting on 10/18/22.
3. A separate set of plans will need to be submitted for the sanitary sewer extension. Direction was given to connect the public sanitary extension at manhole 22-130, not manhole 22-129, as shown. Please note that the doghouse manhole is not permitted for this connection.
4. Please explain the use of the ductile iron pipe connected to the manhole for the private sanitary sewer line.
5. Show proposed grade in the pipe profile drawings. Show with hatching that compacted fill with a minimum thickness of 18 inches over the pipe will be utilized in any cut sections.
6. Provide pipe profiles for all pipes over 6 inches in diameter.
7. Show directional bore under roads. No open cuts will be permitted.
8. For the new commercial driveway along Ward Road, please show the limits on the plan and call out 8" thick KCMMB concrete from the radius return to the right of way line.

<b>Traffic Review</b>	Erin Ralovo Erin.Ravolo@cityofls.net	Corrections
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1. The curb returns at Ward Rd should be 35 FT.

<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 2018 International Fire Code.

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- An additional hydrant is needed to meet this requirement

3. 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- Work with Water Utilities to ensure there is adequate fire flow per IFC Table B105.1(2). A 50% reduction is allowed for the sprinkler system. Calculate for a 50,470 sq. ft. 5-A building.

54. IFC 503.3 -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. 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- Show areas to be posted.

<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	Corrections
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1. 4" water meter specified for service.

Actions required:

- Provide calculations to justify this size of meter.
- Consider utilizing multiple 2" meters for considerable cost savings.
- Provide complete custom vault construction details sealed/signed by engineer for any meter larger than 2".
- Detail 2/C502 is for maximum 2" meter.

2. Light pole base detail incomplete.

Action required: Provide concrete reinforcement information. (Sheet E-10 references structural designs that are not found in submittals for building permit or this FDP)