

DEVELOPMENT SERVICES

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

Date: Thursday, November 02, 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

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	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Approved contingent upon receipt of filed FAA Form 7460. Applicant indicated this would be submitted separately.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Comments subject to change with pending review and coordination with Sanitary Sewer Plan set.
2. Add 18" min. compacted fill over the pipe in the cut section on Sheet C301.
3. Show compacted base extending 12" min. behind the back of curb on Sheet C502 - Curb and Gutter Detail.
4. The additional easement for the public sanitary shall be dedicated prior to issuance of the substantial completion for the public sanitary and any type of occupancy for the private development.

Action - This comment is for informational purposes.

5. New fire hydrant 16 will be a private hydrant with connection to the private fire line between the BFPD and the building. Connection to the public water main is not permitted.

6. Domestic water service should be a 2-inch, as 3-inch service lines are not allowed. The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer). Domestic service connection to the public water main shall be with corporation stops, use of a tapping sleeve is not allowed.

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

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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 4" water meter specified for service.

Actions required:

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10/12/23 - 2" meter requires 2" tap and line routed to meter. Ok to transition to 3" after the meter.

3. The typical guard rail detail on Sheet S101 does not provide a minimum height for the rail. The minimum height is 42-inches.

Action required - Provide height on the detail.