

DEVELOPMENT SERVICES

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

Date: Friday, December 08, 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	No Comments
Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections

1. Please indicate how the water lines will be connected to the existing water main. Remove reference to use of a tapping sleeve as this will not be allowed. The 2-inch domestic service should be connected with a corporation stop. The fire line should be connected with a cut-in tee with valves on all three lines.

See LS Section 6900 - Water Mains

K. Service Lines

4. Services shall be connected with corporation stops for 2-inch and smaller service lines and with a cut-in tee and appropriate valving for larger sizes.

2. Dimension the location of backflow prevention device. Backflow prevention device is to be located within 5 feet from the utility easement on the private side. Indicate that the valve from the main to the vault is restrained.

See LS Section 6900 - Water Mains

I. Fire Lines

3. In the pipe profiles where compacted fill is required, please also show the hatching below the pipe. For reference, an example of how this could be shown will be sent by separate document.

Add to the notes the following for clarity.

Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe.

4. For informational purpose only.

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.

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.

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- 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.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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