

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 appropriate valving for larger sizes.

2" connection to main is covered in the standard City Service Connection/Meter Well Detail (2/C502). Saddle and corp stop added to Keynote 11 on Sheet C103. Tapping Sleeve callout (Keynote 10 on C103) revised to Cut-in Tee w/3 valves as requested. Callout specifies valve to backflow vault to be restrained.

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

Dimension added in plan view, easement line to backflow vault (Keynote 15 on C103). Note there is not enough space between the easement line and the proposed curb for the vault. We had a similar situation on Cooper's Hawk at the northeast corner of Ward and Chipman; the vault was placed in the pavement just beyond the curb. Keynote 10 on C103 now specifies valve to backflow vault to be restrained.

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.

Hatching revised and note added as requested.

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.

Acknowledged

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

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. 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

See attached correspondence from Architect regarding available pressures/flows and discussion with water department

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
------------------------------	------------------------------	---	-------------

Tom Wooten

From: Ashley Weber <Ashley.Weber@brrarch.com> on behalf of Ashley Weber
Sent: Monday, December 4, 2023 4:49 PM
To: Tom Wooten
Cc: Culin Thompson; Austin Willis
Subject: RE: Woodspring Suites FDP Review
Attachments: Flow Test.pdf

Hi Tom,

I spoke with Jim Eden at the Fire Department. Attached is the current flow test that we have on file. This shows a static pressure of 100, and residual pressure of 98 at 1138 GPM through the pipe. Our theoretical flow calculation is 8342 GPM at 20psi.

Additional water modeling may be required once the fire sprinkler designer is selected and the full system design drawings and calcs will verify this information once they are submitted as a deferred submittal to the city.

Thank you,

ASHLEY WEBER, RA

BRR ARCHITECTURE, INC.

DIRECT 913.236.3325 | **MAIN** 913.262.9095

From: Tom Wooten <twooten@weareown.com>
Sent: Monday, December 4, 2023 3:34 PM
To: Ashley Weber <Ashley.Weber@brrarch.com>
Subject: Woodspring Suites FDP Review

*** CAUTION *** This email originated from outside of BRR.

**** Do not click links or open attachments unless you recognize the sender. Report suspicious emails using the Report Message button in Outlook ****

Here is the link to the review portal for the FDP/civil as discussed.

<https://devservices.cityofls.net/Planning/Status?planningId=7118>

Thanks,

--

Hydrant Flow Test WORKORDER

WorkOrder #: **72522**
 Supervisor: **DYE, BRENT**
 Submit To: **DYE, BRENT**
 WO Address: **1100 NW Ward Rd.,**
 Start Date: **4/11/2016 10:28:39 AM**
 Priority: **Low**
 Initiated By: **SOETAERT, TOM**
 WO Map Page: **022**

Associated Service Requests

SR #	SR Description	Date Initiated	Problem Address	Details

Additional Information	
PRESSURE STATIC (PSI)	100
PRESSURE RESIDUAL (PSI)	98
PRESSURE PITOT (PSI)	76
COEFFICIENT	0.7
GPM	1138
TEST MINUTES	5
NOZZLE SIZE	2.5

Crew Lead: _____ Estimated Labor Hours: _____

Employee	Start Date	Start Time	Finish Date	Finish Time	Hours	Rate Type	Valid Rate Types
							A = Hourly
							B = Overtime
							C = Holiday/Emerg
							D = Fixed Rate

PW Restoration?

Location	Pavement Sq. Ft.	Curb LF	Driveway Sq. Ft.	Sidewalk Sq. Ft.	Yard Sq. Ft.
Front / Rear / Side	Asphalt _____ Concrete _____		Asphalt _____ Concrete _____		

Material used (Please list all dimensions):

Vehicle 1: _____ Hours: _____ Vehicle 2: _____ Hours: _____ Vehicle 3: _____ Hours: _____

Vehicle 4: _____ Hours: _____ Vehicle 5: _____ Hours: _____ Vehicle 6: _____ Hours: _____

Other: (explain in detail) _____

Other Tools & Consumables _____

Instructions: Perform hydrant flow test for David Lohe x1814
 Please use hydrants 022-122 & 122-124

Comments:

WPressurizedMain Information:

WHYDRANT	
OBJECTID	39687
AdministrativeArea	LEES SUMMIT
FacilityID	022-124 FH
Location	1010 NW WARD RD
InstallDate	1/31/2017 12:00:00 AM
LifeCycleStatus	ACTIVE
WarrantyDate	1/31/2020 12:00:00 AM
Manufacturer	
Model	
PaintCondition	GOOD
HydOwner	PUBLIC
DETAILS	

WHYDRANT	
OBJECTID	39685
AdministrativeArea	LEES SUMMIT
FacilityID	022-122 FH
Location	1100 NW WARD RD
InstallDate	1/31/2017 12:00:00 AM
LifeCycleStatus	ACTIVE
WarrantyDate	1/31/2020 12:00:00 AM
Manufacturer	
Model	
PaintCondition	GOOD
HydOwner	PUBLIC
DETAILS	