

DEVELOPMENT SERVICES

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

Date: Tuesday, March 05, 2024

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Engineer/Surveyor: Sarah Thompson Email: sthompson@ess-inc.com

: <NO CONTACT NAME AVAILABLE> Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023163

Application Type: Commercial Final Development Plan

Application Name: Wilshire Hills Phase III

Location: 3200 NE MANHATTAN 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PLATTING. No building permit shall be issued until such time as the subject property is platted.

This previously made comment has been acknowledged by the applicant and is being kept for informational purposes.

2. RETAINING WALLS. The plans show a proposed retaining wall that crosses a proposed general utility easement along the south property line. The City's encroachment policy does not allow retaining walls to cross or encroach into a public easement. The plans also show an existing retaining wall that crosses a proposed general utility easement along the north property line.

The response from the previously made comment above states that the U/Es along the north and south property lines have been removed. However, the revised plans continue to show 7.5' U/Es in both locations.

3. PHOTOMETRIC PLAN. No photometric plan is provided for review. Submit a photometric plan in accordance with UDO Section 8.230. All proposed exterior lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270 and 8.280.

Provide cut sheets for all exterior light fixtures for review to confirm compliance with the lighting requirements previously cited.

The response to the previously made comment above is to see the architectural plan submittal. No architectural plans have been submitted to date for this project.

4. ARCHITECTURE. Color building elevations are required to be submitted as part of the final development plan application for review. No building elevations were provided as part of the original application submittal or the plan re-submittal.

5. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

The response to the previously made comment above is to see the architectural plan submittal. No architectural plans have been submitted to date for this project.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Standard detail for a 3 inch meter vault was missing from the plans (i.e., WAT-13). A standard detail was included for water meters 2 inch and smaller, but you have called-out a 3 inch meter. Please include the standard detail for the 3 inch meter (WAT-13), and revise the notes as appropriate.

2. Tapping sleeves are called-out for both the fire line and the domestic service line. This is not allowed. A cut-in tee is required. Please revise.

3. In accordance with the Design and Construction Manual, 3 inch service lines are not allowed. Please revise. A 4 inch service line is allowed. It may be DIP or PVC.

4. The response to comments states the irrigation meter has been moved to the inside of the building. This is not allowed in Lee's Summit. Water meters shall be installed outside the building. Please revise.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. Provide the correct address for the project.

2. 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 determine there is adequate fire flow per IFC Table b105.1(2) with a 50% reduction allowed for a sprinkler system.

4. Fire Department Access- Prior to any combustible construction, Wilshire Drive shall be completed through to Strother Road, all public and private hydrants shall be in place and operable , and the apartment parking lot's asphalt base shall be in place.

5. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

It is assumed the FDC will be located the same as Wilshire II, but it needs to be shown on the plans.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

No Comments

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Specify sizes of water meters. If larger than 2" provide complete custom pit construction details. (we only provide pits for 2" and smaller)

3/4/2024 - Provide complete construction detail for meter pit. Detail shown is for maximum 2" meter. Also, the piping from main to meter and an addition 10' towards building is required to be copper.

