

DEVELOPMENT SERVICES

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

Date: Friday, March 08, 2024

To:

Property Owner: TAILOR MADE INDUSTRIES LLC Email:

Applicant: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Architect: COLLINS WEBB ARCHITECTURE LLC

Email: INFO@COLLINSANDWEBB.COM

Property Owner: TAILOR MADE INDUSTRIES LLC Email: rick@tmext.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023103

Application Type: Commercial Final Development Plan

Application Name: TM Fieldhouse

Location: 1550 SE HAMBLER RD, LEES SUMMIT, MO 64081

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 multi-page 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	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. New architectural sheets were not provided, nor was any lighting information was provided. As such comments #2, #3, #4, #6, & #7 from the Applicants Letter dated December 28, 2023 were not addressed.

- #2 Show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
- #3 Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
- #4 Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
- #6 Show a dashed line indicating the roof line and rooftop mechanical equipment.
- #7 A new flag pole is labeled but no information was provided. Flag poles are limited 25' in height.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to previous applicant letter. The existing backflow vault at Hamblen Rd. has been filled with water, and a discussion with the property owner during a field visit implied a sump pump would be installed. Please show the sump pump installation for this backflow vault and the location where the discharge will be directed. If this is not the case, show how this vault will be drained.
2. Please refer to previous applicant letter. A profile view of the private sanitary sewer was provided, but is shown at or above the ground in some locations. Please revise as appropriate and ensure the sanitary line is installed to minimum depth of cover.
3. Why are there now two (2) Sheet C.400? Since the second Sheet C.400 was added to show the profile view of the sanitary sewer, wouldn't it be more appropriate to label this as Sheet C.400A or equivalent? Please revise, as we cannot have two (2) Sheet C.400.
4. Please see previous applicant letter. The clogged condition/zero available storage HGL was requested to be shown, but was not shown. It should be outlined in graphic format rather than a simple numerical value. Recommend it be shown on the site plan and storm sewer plan at a minimum.
5. Please see previous applicant letter. Rip rap is called-out, but no design information is shown on the plan view. The plan view references a worksheet on Sheet C.304, but this is not adequate for field use by the inspector or contractor. The worksheet can still be shown, but the results of the worksheet shall be transferred to the rip rap

shown on the plan view along with dimensions such as width, length, depth, geofabric, rip rap size, and any other design characteristics of the rip rap. Please revise.

6. Engineer's Estimate was not signed or sealed. Please submit a signed and sealed estimate.

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. 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".

The lane in front of the building and entrance shall be posted.

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. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

Action required: Provide manhole(s) to comply. Coordinate closely with Public Works Engineering Department for

type/specs.

3/5/2024 - not addressed.

2. Provide complete light pole base details.

3/5/2024 - not addressed.