

DEVELOPMENT SERVICES

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

Date: Tuesday, March 12, 2024

To:

Property Owner: ANACONDA LLC

Email:

Applicant: Kimley-Horn

Email: patrick.joyce@kimley-horn.com

Other: Matt Hendrickson

Email: matt@capitalbuilderskc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023322

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Flex Space

Location: 60 SE THOMPSON DR, 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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT INFORMATION. Label the lot line dimensions and bearings for the project site.
2. SIDEWALK. The 5' sidewalk along SE Thompson Dr shall extend to the project site's eastern boundary.
3. WALL-MOUNTED LIGHT FIXTURES. Ensure that the proposed light fixture used is the model with full 90-degree cut-offs that direct light downward and do not allow the light source to be seen from off the property.
4. BUILDING ELEVATIONS. Provide color elevations of all four sides of both buildings.
5. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. A note on the civil drawings states to see the architectural plans for a detail, but no such detail is included on the architectural drawings. Each trash enclosure shall be constructed of either: 1) 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; or 2) screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site. Additionally, each trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Please submit the following:
 - Engineer's Estimate of Probable Construction Costs.
 - SWPPP and a copy of the MDNR Land Disturbance Permit.
 - Final Stormwater Report.
 - A Stormwater BMP Operation & Maintenance (O&M) Manual. Please contact me for additional discussion on this requirement.
2. Sheet C003:
 - Concrete pavement is required to extend out 30' from the trash enclosure opening. Please revise.
 - Key Notes 07 & 16 near the east side of the project are pointing incorrectly. Please revise.
3. Sheet C004: Please revise the elevation fonts along the south side of the project. If any overlapping text remains, please relocate for clarity.
4. Sheet C006:
 - Please specify that the sanitary sewer connection is with a cut-in wye.
 - Include fire line information, including connection type, size, and material.
 - Show the valve for the backflow.
 - The method of draining the backflow vault sump shall be shown. This can be accomplished by daylighting with a small diameter pipe or connecting to a storm structure. Each option could be done with or without a sump pump, depending on grades. Please evaluate and revise as appropriate.

5. Sheets C007 & C008:

- Please relocate the FL IN to the upstream side of the structure and FL OUT to the downstream side in Profile views.
- Please revise the storm structure designations. For example, it seems that 301 and 202 are reversed.
- The drop through Structure 105 should be 0.5', please revise. Verify that all structures meet minimum fall requirements.
- Review the flowlines at Structure 201, as the east flowline in is lower than the flowline out.
- Show and label the existing grade.

6. Stormwater:

- Include rip-rap calculations and sizing requirements.
- Include the ADS detention sheets in the plan set.
- A full review will be completed with submission of the stormwater study.

7. Sheet C009:

- Please modify the Section A-A of the City's standard curb inlet detail rather than include a detail from another City.
- Please either include all construction details for the outlet structure or refer to a standard detail that includes the information.

8. Sheet C009 (Duplicate): Please remove the Water Trench detail as it is not used.

9. Sheet C012:

- The asphalt pavement section shown does not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Revise detail to meet requirements.
- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

10. Details:

- Please renumber to eliminate the duplicate C009.
- Include the Sanitary Stub detail (SAN-1).

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. Sidewalk should extend all the way to the property line.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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.

Additional fire protection or area separation may be required on the south building depending on use and occupancy classification.

2. 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.

Show the location of the FDC on the north building.

3. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Provide a Knox key switch or pad lock on the gates to the facility. Provide a Knox box 6' AFF over the FDC on the north building.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide complete site lighting design including circuitry and light pole base detail.

2. Unified Development Ordinance Article 8, Section 8.180.F. Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Specify screening on plans.

3. Specify water pipe connection to main and pipe from main to meter. Must be 2" from main to meter.