

DEVELOPMENT SERVICES

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

Date: Friday, April 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	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections

1. Sheet C006: Please remove the gate valve by the vault. The valve across the street is all that is required. I apologize for the incorrect comment asking for it to be added.

2. Sheet C008: Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

3. Sheet C012: Please revise the standard duty asphalt pavement sections as follows:

- UDO Section 8.620 Table 8-5 requires the use of granular base course with geogrid OR granular base course with 6" chemically treated subgrade. Please revise.
- Design and Construction Manual Section LS2205.4 now requires the use of KCMMB Asphalt Material Specification, current edition, rather than APWA designations. Please revise.

4. Please add a sheet in the plans labeled "Stormwater BMP" which shows a plan view of the detention basin and relocated Outlet Structure details. It should be together in the plan set with the ADS detail sheet.

5. Stormwater Drainage Study:

- ADS Cumulative Storage Volumes Sheet:
 - o Why is "Area of System" shown as 6500 in the green area and 5797 next to it? Please clarify.
 - o How does this table compare to the 60" chamber height shown on the next page. Please clarify.
 - o What does the 24735.44 shown highlighted in gold signify?
 - o Please provide a report from PondPack that shows the outlet structure information (multiple orifice and weir information) used in the modeling. If it is already in the submitted report, please indicate where it can be found.

6. O&M Manual: The submitted ADS information on the detention basin will need to be included as a part of the O&M Manual. It doesn't replace the manual required from the design engineer.

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.

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.

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