

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, April 24, 2024

**To:**

**Applicant:** Jacob Eiler

Email: jeiler@crockettengineering.com

**Applicant:** Matthew Braden

Email: mbraden@crockettengineering.com

**Applicant:** Nolan Dixon

Email: NDixon@crockettengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024097

**Application Type:** Commercial Final Development Plan

**Application Name:** Home2 Suites

**Location:** 251 NE ALURA WAY, LEES SUMMIT, MO 64086

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**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:**

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<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. **STREETS.** Label the pavement width of the abutting private street to the west and north; label the width of the tract that contains the private street; and label the name of the private street (NE Alura Way).
2. **EASEMENTS.** Show and label the platted 10' U/E that runs the entire length of the Lot 2 NE Douglas St frontage.
3. **DRIVEWAYS.** Dimension the pavement width of the two driveway connections to NE Alura Way. Driveways serving two-way traffic shall have a minimum pavement width of 24', excluding curb and gutter. With this parking lot designed as a concrete monolithic pour with integrated curb, the minimum 24' width shall only exclude the curb width.
4. **MECHANICAL SCREENING.** Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.
5. **SIGNS.** For your information, all freestanding and wall-mounted exterior signs shall be reviewed and approved under separate cover through a sign permit application.
6. **PARKING LOT SCREENING.** To comply with City ordinance, screening to a height of 2.5' must be provided along the edge of the parking lot closest to and parallel to a public or private street. Screening shall be decorative and 100% opaque using evergreen landscaping hedge, an earthen berm, a wall or a combination of said options. See UDO Section 8.820 for design specifications of the required screening options. If using landscaping, the separately required street frontage shrub requirement can count toward the hedge design quantity requirement.
7. **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.
8. **FAA FORM 7460.** Due to the proximity of the proposed development to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the release of a building permit.

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<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Provide a complete stormwater memo that explains how this development will tie into the approved stormwater plan for the overall development.

4. Add the submitted calculations to the plan set, both the design and 100 year must be included. Add the storm drainage map to the plans.
5. Please show in graphic format the location of the hydraulic grade line on the profile view for the storm lines along with the design storm event. If the system cannot manage the 100-year event without surcharging, a suitable overflow route shall be established and shown. Clarify and reconcile what is proposed for the existing RCB in Storm Line 1, as the plan and profile do not seem to agree. Storm Line 5 has an incorrect leader for the existing grade.
6. Show all utility/access easements and right-of-way lines on the plans. Provide the sizes of the existing water and sanitary lines. Label the existing manholes with the City numbering system. Label all roadways.
7. Add all City standard details that apply to this project, including but not limited to general (curbs, sidewalks, pavement), water, sanitary, and storm sewer.
8. If the public water main is on the same side of the street as the building, the building service line shall be tapped off the public main. Show all the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee and have valves provided on all directions. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain. Add the Vault for Double Check Detector Check Detail (WAT-12).
9. Soft type "K" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).
10. Show size and location of water service lines and water meters (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters. Add the Service Connection With Meter Well Detail (WAT-11 for less than 3" or WAT-13 for 3" or greater, depending on meter size).
11. Indicate in the plans the specific location of the sanitary sewer lateral connection to the existing sanitary sewer. Show the connection to the existing sanitary sewer as a cut-in wye, as saddles and tees are not permitted. Indicate that the pipe material is SDR 26 PVC pipe for the sanitary sewer lateral. Plans are not clear if the building connection is to a stub that is already installed (note that a saddle connection would not be allowed) or if the connection has a change in direction with extra pipe beyond the bend. Please explain. Add the Sanitary Sewer Stub Detail (SAN-1).
12. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
13. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.
14. Verify that the pavement jointing plan is in accordance to the City Standard Detail Gen-10.
15. Provide a complete plan for the ADA-accessible ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include details of the sidewalk through the new driveways. Site specific information is required on these ADA plans. Specific elevations,

slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. Add City standard details for sidewalks and ramps.

16. Please verify and note that only ornamental trees and shrubs may be planted within any easements.

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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. The radii at the entrances should be 35 FT. If not possible due to public infrastructure provide an explanation. Otherwise, adjust on site to accomodate.

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. AERIAL FIRE APPARATUS ACCESS ROADS D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required- How will this condition be met?

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.

Action required- Show the location of the FDC.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Confirm fire access lanes will support 75,000-pound apparatus.

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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Inadequate information to complete reviews. Specify all utility connections, locations, sizes, materials, meter, interceptor, cleanouts, slopes, etc. (do not treat this as an all-inclusive list). Also, coordinate with MEP design team - plans don't match.

While design-build is an acceptable process, the designs must be complete prior to submittal.