

DEVELOPMENT SERVICES

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

Date: Friday, June 21, 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 Discovery Park

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

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
------------------------	-----------------------------------	--	-------------

1. MECHANICAL SCREENING. Sightline drawings have been provided to show that the proposed parapet wall heights will be of sufficient height to screen the view of RTUs. The adequate provision of screening will be inspected at the time of building occupancy inspection. Staff may require additional screening of any RTUs at that time if it is found that insufficient screening is provided by the approved parapet wall heights.

This comment is informational and does not require any additional action at this time.

2. TRASH ENCLOSURE. The storage and trash enclosure detail provided on Sheet AS-102 shows the proposed gate material as "Western Red Cedar or equal". As previously commented by staff, City code requires enclosure gates to have either: 1) a solid steel opaque gate painted to be compatible with the color of the enclosure walls and building it is to serve, or 2) a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. Wooden gates are not allowed.

3. 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.

This previously made comment is being kept for informational purposes.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

1. Submit the proposed private waterline easement and public sanitary easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit.

2. Show proposed private waterline easement and all the water main connection locations and type, including valves and restraints. Show size and location of water service lines and water meters.

3. Sheet CE 5.1:

- Show added water line crossing in Line 1 profile.
- Include the following note on any profile sheet applicable: "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.
- Please review drops across structures and verify that they all meet the City's requirements shown in the Design and Construction Manual Section 5604.5.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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.

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. 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.

5/15/24 - Only partially addressed and still not coordinated with MEP. As stated earlier, design-build is an acceptable process, but the designs must be completed prior to submittal.

6/19/24:

- Custom double meter pit proposed but detail not provided. (also not found in MEP)
- Specify waste pipe connection at main.