

DEVELOPMENT SERVICES

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

Date: Monday, July 01, 2024

To:

Applicant: AJ Dolph

Email: ajdolph@rosemann.com

Engineer/Surveyor: DAVID EICKMAN

Email: NDixon@rocketengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024021

Application Type: Commercial Final Development Plan

Application Name: The Village at Discovery Park, Lot 4 - mixed use building

Location: 1921 NE DISCOVERY AVE, 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. DRIVEWAY/DRIVE AISLE DIMENSIONS. 1) Revise the parking lot drive aisle dimensions labeled on the Site Plan (Sheet CE 6.1) to exclude the curb, meaning only dimension the drive aisles from face-of-curb to face-of-curb. 2) Dimension the parking lot entrance on the south side of the proposed building, as well as the drive aisle entrances to the east-west parking area south of the parking garage. Drive aisles serving two-way traffic shall have a minimum 24' width of drivable pavement (i.e. excluding curb).
2. PHOTOMETRIC PLAN. The photometric plan provides no information on the wall-mounted exterior light fixtures to be used on the site. The information provided is only for the pole-mounted parking lot lighting. Include the foot-candle levels for the wall-mounted fixtures on the plan and the wall-mounted fixture information in the Site Lighting Fixture Schedule. Fixtures shall comply with the requirements of UDO Sections 8.220, 8.260 and 8.270.
3. MECHANICAL SCREENING. To comply with City ordinance, the roof-mounted equipment shall be fully screened from view by raising the building parapet walls to a height at least equal to the units being screened. Please account for the added height from any curbs on which the RTUs will be placed when designing the parapet wall heights.
4. LANDSCAPE PLAN. No landscape plan was submitted with the application plan set. A landscape plan shall be provided for review. Landscaping shall comply with the requirements of UDO Sections 8.720, 8.750, 8.790 and 8.810.
5. TRASH ENCLOSURE. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.
6. PARKING LOT BOUNDARY. A temporary asphalt curb shall be constructed along the south boundary of the proposed parking lot where it will be expanded in the future for development of the project site to the south. Staff will work with the developer on the timing or need for the actual installation of the temporary asphalt curb depending on the timing of the development of the project site to the south.
7. FAA FORM 7460. A Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the issuance of any building permit for the subject site.

Engineering Review

Susan Nelson, P.E.
(816) 969-1229

Senior Staff Engineer
Susan.Nelson@cityofls.net

Corrections

1. Submit the proposed private waterline 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. The fire line (please call it fire line instead of sprinkler line) will be connected with a tee and a valve at the BFPD per LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain.
3. Show size and location of water service lines and water meters per LS 6901 L. Water Meters). The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters. If utilizing a 3" meter, the connection will be by a tee and the vault provide by the applicant. Add WAT-13 standard detail to the plans. Please note that the City Development Services inspectors do not use the MEP plans to inspect, please add all installation information to the civil plans.

4. 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) per LS 6901 K. Service Lines.
5. Label the existing manholes with the City numbering system. Proposed label of EX. MH 16-107 should be EX. MH 16-108 (verify). EX. MH A3 is EX. MH 16-109. EX. MH A4 is EX. MH 16-110. Label other existing manholes going south with EX. MH 16-111 and EX. MH 16-112 respectively.
6. Show the connection of the sanitary stub to the main as a wye. Label the lateral connection to the stub with a coupler or max adapter, not a wye.
7. 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.
8. 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.
9. Verify that the pavement jointing plan is in accordance to the City Standard Detail Gen-10.
10. Please verify and note that only ornamental trees and shrubs may be planted within any easements.
11. Submit the MDNR Land Disturbance Permit.
12. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit an appropriate signed and sealed estimate.

Traffic Review	Erin Ralovo	No Comments
	Erin.Ravolo@cityofls.net	

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

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 Fire Code.
 2. 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.
- All fire accesslanes around the building shall be capable of supporting 75,000-pounds.
3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a hydrant plan to meet this requirement

4. IFC 503.3 - 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".

Show posted fire lanes.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

- 1. Amend detail 14/CE7.3 to show correct frost depth which is 36". Also the depth is measured to nearest surface, not just vertically.
- 2. Provide water use calculations to justify size of 3" water meter. (fyi - multiple 2" meters is often a more economical choice)
- 3. WAT-11 detail is only valid for up to 2" water meter. Provide custom engineered pit design if you end up with 3" or larger meter.