

DEVELOPMENT SERVICES

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

Date: Tuesday, September 17, 2024

To:

Property Owner: CHOYCE LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024223

Application Type: Commercial Final Development Plan

Application Name: Newberry Lot 294

Location: 1460 SE BROADWAY 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 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

Claire Byers

(816) 969-1242

Claire.Byers@cityofls.net

Corrections

1. Sec. 8.530 Vehicle Parking: developments containing two or more uses shall have the total number of parking spaces required for each use. Current parking plan only shows spaces accounting for warehouse use and not office, please revise.
2. Confirm that there is a 6' wide sidewalk to meet this requirement: "Standard parking space dimensions shall not be less than nine feet wide by 19 feet long. Where the head of the parking space abuts a six-foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced by two feet to allow for vehicle overhang. Such overhang shall be measured from the face of the curb."
3. Parking stalls are measured from face of curb, not back of curb. Confirm stalls adjacent to curb meet 9' requirement, they look too narrow when measuring from front of curbing. Ex.- stall south of ADA striping.
4. Provide elevations of trash enclosure. Sec. 8.790.C.
Trash enclosures- A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan.
5. Provide more information on building exterior siding material. D.1. Building Elevations
- Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
6. Provide photometric plan and lighting elevations.
- C.28. Lighting- Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
- C.29. Photometric Diagram
-Photometric diagram indicating the foot candle levels throughout the site and at the property lines.
- C.30. Lighting Spec Sheets
- The manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
7. If applicable, C.33. Signs- Location, size, and type of material of all proposed monument or freestanding signs.
8. Sheets C.201 & C.203 have 4 extra parking stalls shown in the middle of the lot; looks like an accident
9. Exterior sidewalk along SE Hamblen Rd required
10. 8.620.F.c. 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.

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Submit a design waiver for staff review and presentation to the City Engineer for the request to omit on-site storm water detention on this project.
4. Add storm drainage calculations and pipe profiles to the plans.
5. Show the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee, as tapping sleeves are not allowed. For fire lines, one valve is installed on the fire line and one valve on the public water main if there are no valves on the public water main within 500 feet in either direction of the tee. The BFPD must be located outside of the easement but within 5 feet 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. Specify the fire line material.
6. Show the water meter located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. (LS 6901 L. Water Meters). For the 1-inch meter, a 1 inch copper line needs to be installed for 10 feet past the meter. The service line can change to 1-1/2 inch after the first 10 feet.
7. The spot elevations appear to be missing on the Spot Elevation sheet C201. Resubmit for review.
8. 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. Note that KCMMB asphalt has a minimum surface course thickness of 2 inches.
 - 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.
9. Provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are identified. Also, include details of the sidewalk through the new driveways. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. are needed for each location. Include all ADA facilities for access to the building.
10. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. The driveway is too close to the intersection and needs to move at least 200 FT north to be compliant.
2. On the spot grading sheet there are parking spots in the drive isle. Please correct.

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.

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.

FDC not shown.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural/MEP plans have not been reviewed during this process.

Action required: Comment is informational.

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.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

3. Specify size of water tap at main. Water pipe from main to meter must be 1" with a 1" meter. You can transition to the 1.5" 10' past meter.