



Application Number: PL2024223
Application Type: Commercial Final Development Plan
Application Name: Newberry Lot 294
Location: 1460 SE Broadway Dr., LSMO 64081

City Review Comments dated December 17, 2024

Please find responses to City comments in bold below.

Planning Review – Claire Byers – 816-969-1242

1. Comment addressed in response sheet, but looks like missing from uploads.
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.

ADDED ARCHITECTURAL PLANS

2. Confirm dumpster enclosure gate material meets code: "solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve"

ADDED NOTE C.100.

Engineering Review – Susan Nelson, P.E. – 816-969-1229

1. For buildings more than 50 feet from the public water main, a BFPD shall be located in a buried vault installed within 5 feet of the utility easement on the private side (LS 6901 I. Fire Lines). Grade the vault area to drain and provide detailed information indicating how the vault sump will drain. Add standard detail WAT-12 to the plans and account for the BFPD in the estimate. **REVISED C.400. ADDED DETAIL C.401.**

Fire Review – Jim Eden – 816-969-1303

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.

The use of the building shall comply with the 2018 Fire Code. Provide information for building permit review.

NOTED



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.

NOTED

Building Codes Review – Joe Frogge – 816-969-1241

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.
12/13/2024 - acknowledged in letter. To be field verified.

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.
12/13/2024 - acknowledged in letter. To be field verified.

Feel free to contact me should you have any additional questions regarding this project.

Thank You,
Matt Schlicht