



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Friday, July 20, 2012

To:

Applicant: DEGASPERI &
ASSOCIATES ARCHITECTURE

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Engineer: WALLACE
ENGINEERING

Email: mamer@wallacesc.com

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From: Hector Soto, Planner

Re:

Application Number: PL2012086

Application Type: Commercial Final Development Plan

Application Name: REECE & NICHOLS BUILDING

Location:

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. VACATED RIGHT-OF-WAY. Provide documentation that the vacation of the triangular portion of Lakewood Way has been recorded with the County. Additionally, cite the recorded document information on the plans.

2. UTILITY EASEMENT ENCROACHMENT. The patio and retaining wall on the west side of the building encroach into the 15' U/E. The retaining wall will have to be moved outside of the easement, or the easement will have to be vacated to allow the wall to remain as shown.

3. SIDEWALK. A 5' sidewalk shall be provided along the Lakewood Way right-of-way.

4. LANDSCAPING.

- All deciduous trees are required to be a minimum 3" caliper at the time of planting, including ornamentals. The plant schedule shows a maple and redbud tree as 1.5".

- All evergreen trees are required to be a minimum 8' in height at the time of planting. The plant schedule shows junipers at a height of 6'.
- Trees are shown to be planted within the U/Es along both the Lakewood Way and I-470 frontages. No shade trees are allowed to be planted within the easements. However, ornamental trees and shrubs may be planted within the easements.
- List the number of required and provided shrubs for parking lot screening in the "Landscape Requirement" table.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A note must be added to the plan set which states that all construction will follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.
2. A note must be provided which states that the contractor shall give a minimum of 48 hour notice to Public Works Inspections prior to issuance of a permit and initiation of work.
3. The sight triangle shown at the intersection of the private entrance and Goodview Circle is not correct. This is not a sight triangle since the definition of a sight triangle is based on other factors rather than a fixed geometry.
4. Easements must be shown for the new sewer in the northwest portion of the site.
5. An erosion and sediment control plan was not included in the plan set. A phasing plan must be included showing the location, type, and method of installation of erosion and sediment control measures before, during, and after construction. A re-vegetation plan must also be presented showing a sodding plan for the disturbed areas of the site.
6. It appears that a 15' utility easement exists along the western boundary of the development. A portion of a retaining wall is shown encroaching upon the easement in the northwest portion of the site plan. In addition, it appears that the southwestern portion of a retaining wall is encroaching within this same easement. These retaining walls will either need to be moved or the easement will need to be vacated.
7. A stormwater inlet is shown at the intersection of the private entrance and Goodview Circle. This curb inlet is shown connecting to the public storm sewer system to the north (i.e., an existing curb inlet along Lakewood Way). This will not be allowed since the storm pipe is being proposed roughly parallel and within the limits of a general utility easement, and also because the storm pipe is being proposed over off-site property.
8. Stormwater structures such as curb inlets, field inlets, and pipes should be called out on the plans according to their type, design, etc. Sizes of each element of the stormwater collection/conveyance system should be called out on the plans.
9. A profile sheet should be included with the stormwater collection/conveyance system. Of particular concern is the curb inlet connection near the southern private driveway entrance. It is not clear how this will work since no pipe size is shown, the material is not shown, the flow line elevations of the existing curb inlet are not shown, etc.
10. It is unclear what size domestic water line is being proposed. It is unclear what size fire line is being proposed. Will the building be sprinklered? Please clearly label each line and show the size for each line including the material used for the line.
11. A backflow vault must be installed on the fire line within five (5) feet of the right of way line or easement. A restrained valve should be installed prior to the backflow vault.

12. The retaining wall must be designed by a registered design professional licensed in the State of Missouri.
13. Spot elevations showing existing and proposed elevations must be shown along with contours. This is needed to determine the overall drainage flow patterns for the site.
14. It is not clear what is being represented by the linework to the southeast of the ADA-accessible parking facilities. There is a label "ROW Post" with some associated linework which is not clear. Please either clarify what it is representing, or remove it.
15. It is not clear how the downspouts from the building will be routed. Please show how the downspouts will be routed on the site.
16. The private entrances must be specifically called out as being constructed of KCMMB mix concrete from the interface with the existing pavement to the right of way line.
17. Profile views of the private entrances should be shown which meet the ADA-accessible guidelines for cross slope, width, and longitudinal slope on ramps. Do not show tactile warnings for the private entrances since the City does not require and does not desire tactile warning devices (i.e., truncated domes) at private driveway entrances.
18. Sidewalk should be shown along NE Lakewood Way.
19. Pavement type, thickness, and subgrade preparation should be described in the plan set. At a minimum, the City requires that the driving surfaces meet the UDO requirements for thickness based on the ability to support emergency vehicles such as fire pumper trucks.
20. An existing fire hydrant is shown to the north of the private drive adjacent to Goodview Circle. This fire hydrant appears on the plan set as a series of duplicate (i.e., three) symbols which are stacked on side-by-side. Please clean up this apparent error.
21. All existing easements must be clearly shown on the plans. Linetype for the easement depiction should be shown within the Legend.
22. A note in the lower left hand corner of Sheet C101 says "Route 470 ROW". What is this?
23. There are two (2) notes within the middle of the southwest portion of the proposed parking lot which refer to "R 863.00". What is this refer to?
24. A note exists within the north part of the parking lot which states "Easement 1.1' over line see detail." What does this mean?
25. There are two lines which state "Not to be annexed to" which really do not convey any useful information to our inspector. We really need the limits of the easements clearly shown rather than this sort of note.
26. As a general note, it appears that considerable cleanup work is required on the site plan. Wherever acronyms are used, it must be shown on the legend. This includes acronyms such as "PGI".
27. The sanitary sewer manhole is shown within seven (7) feet of the proposed building. The City of Lee's Summit Design and Construction Manual requires a minimum of fifteen (15) feet distance from any portion of the sanitary sewer (including the manhole) to a structure.
28. The sanitary sewer manhole is shown within an unknown and unlabeled area near the building. Is this a grassy area? It is not clear from the drawing.

29. The sanitary sewer connection is not labeled. In addition, the size of the line is not shown and the material is not shown. It is also shown within three (3) feet of the sanitary sewer manhole, and the City of Lee's Summit Design and Construction Manual requires a minimum separation of five (5) feet.

30. The water line is within 3 feet of the private curb (?) inlet shown near the intersection of the private driveway entrance and Goodview Circle. The City of Lee's Summit Design and Construction Manual requires a minimum separation of five (5) feet between a water line and a stormwater structure. This measurement is based on the outside measurement (i.e., edge to edge) from the O.D. of the pipe to the outer wall of the curb inlet.

31. It is unclear where the public water main extends since the drawing shows it ending at a point roughly half way along the eastern property line of the site. Please show the extent of the water line.

32. Sheet L101 does not show the locations of utilities (i.e., water and sanitary sewer) as a layer, and hence, no judgement can be made whether the proposed landscape plan will be satisfactory. Trees cannot be placed over water lines or sanitary sewer lines or within five (5) of same. The only exception is that smaller ornamental trees and/or shrubs are allowed with the understanding that they will not be replaced if the utility is repaired in the future. Please clearly show the location of all City-owned utilities on the landscape plan.

33. A sealed Engineer's Estimate of Probable Construction Costs should accompany your resubmittal. The Public Works Review and Inspection Fee is based on this estimate. Items to include in the estimate include: 1) all public and private stormwater facilities including inlets, junction boxes, manholes, and piping greater than 8", 2) sidewalk, 3) ADA-accessible ramps, 4) driveway private entrances, 5) grading, 6) public and private water lines greater than or equal to 2" diameter, 7) valves, fire hydrants, thrust blocks, and backflow prevention vaults and/or devices, 8) sanitary sewer connection to the main, and 9) erosion and sediment control devices including sodding.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

Indicate the location of the FDC.

3. Fire Department- IFC 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Remove the sight triangle notes from the plans or correctly show the sight triangle based on the minimum required intersection sight distance.