



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: Wednesday, February 13, 2013

To:

Property Owner: CITY OF LEES
SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Applicant: TREANOR ARCHITECTS **Email:** apitts@treanorarchitects.com **Fax #:** (816) 221-4992

Engineer: BARTLETT & WEST **Email:** chris.hotop@bartwest.com **Fax #:** (816) 525-9041
ENGINEERS

Other: Confluence **Email:** ccline@thinkconfluence.com **Fax #:** (816) 531-7229

From: Chris Hughey, Planner

Re:

Application Number: PL2013006

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT POLICE DEPARTMENT RENOVATION & ADDITION

Location: 10 NE TUDOR RD, LEES SUMMIT, MO 64086

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	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. Parking Lot. The section of the parking lot construction/depths does not follow Section 12.120.F of the Unified Development Ordinance (UDO). Please change accordingly or provide documentation that the proposed construction meets or exceeds the UDO requirements.

2. Landscaping. On sheet L200 correct note 4 to read "Sod all areas...". Per the UDO all areas disturbed by construction that are not covered with impervious surface or other landscaping material are required to be sodded. See Section 14.090.B.2 of the UDO.

3. Landscaping. All deciduous (non-ornamental) trees shall have a minimum caliper of 3 inches and all evergreen trees shall have a minimum height of 8 feet at the time of planting. Refer to section 14.050.A of the UDO. Please correct the plant schedule and plant symbol legends accordingly.
4. Landscaping. For reference only. The dashed in future parking spaces shown on the very east drive will require a new Final Development Plan application at the time of their construction and will likely require additional parking lot screening shrubs.
5. Lighting. Provide a detail of the new pole lights and base with dimensions of the base height and overall pole light height.
6. Lighting. On the photometric plans does the label "ETR" refer to existing light fixtures that are to remain? The "ETR" label appears to represent different types of light fixtures.
7. Lighting. Where will the "Winline Surface Linear" light fixtures be placed?
8. Architectural. Label the colors of the exterior materials (or state to match existing facade).
9. Architectural. Provide the colors of the exterior steel man service doors and overhead doors. Please note these doors shall be painted to match the color of the surrounding facade.
10. Sign permit(s) shall be made under separate application(s).
11. The following sheet numbers are not required to be resubmitted: A021, A022, A101A, A101B, A101C, A102, and A301.

Engineering Review	Gene Williams	Senior Staff Engineer	Corrections
	(816) 969-1812	Gene.Williams@cityofls.net	

1. Please add the following notation: "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."
2. The stormwater report dated October 31, 2012 states that "...addition of vertical short segments of perforated pipes at the upstream ends of the existing discharge piping to cause flows from higher frequency storms to be detained to some degree, allowing sediment to settle, before the basin will completely drains, as is expected in an extended dry basin BMP." Please show an analysis which demonstrates that it meets the minimum requirements of Section 5608.4C1(b), 40-hour extended detention of runoff from the local 90% mean annual event.
3. Please determine from record drawings and/or actual survey measurements whether or not the grading activities on site will exceed the minimum or maximum cover requirements for water lines or sanitary sewers existing on the site. The City requires a minimum of 42 inches cover over water and sanitary sewer lines, and a maximum cover of seven (7) feet over water lines and a maximum cover of fifteen (15) feet over sanitary sewer lines. The cover minimum and maximums are measured from the top of pipe to the finished grade, whether earthen or pavement.
4. Stormwater profiles should include the 10 year hydraulic grade line and the 100 year hydraulic grade line.
5. Sheet C09: It is not clear where the existing fire line serving the existing fire hydrant is connected to the public main, and it is not clear where the backflow vault is located. Please show and label on the plans.

6. Sheet C09: Please show the location and size of the domestic water meter.
7. Sheet C09: Please label the water line extension as "private".
8. Sheet C09: Please show the location(s) of thrust blocks for the private 8" water main extension.
9. A detail should be provided for horizontal (and vertical if applicable) thrust blocks.
10. It appears that there are sanitary sewer manhole frame and lids which will need adjustment to grade. Please show on the plans.
11. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based upon this estimate, and is calculated at 3% of the total cost of the project (less any building additions) plus a water test sampling fee of \$100 per test. Please include all items necessary to complete the work, including but not limited to the following: 1) pavement, 2) grading, 3) aggregate base, 4) inlets, 5) storm pipe greater than 6" diameter, 6) water line greater than 2" diameter, 7) fittings, thrust blocks, valves, tees, and fire hydrant(s), 8) detention basin retrofits, 9) erosion and sediment control, 10) revegetation including sodding, seeding, mulching, and 11) manhole frame and lid adjustment to grade.

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

A Knox entry system shall be installed on both gates.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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