



# 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, March 22, 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

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### 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.

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### Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

### Required Corrections:

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. As requested in the previous comment letter, a brief analysis of the Detention Basin Outlet Plate's ability to perform its intended purpose of meeting the 40 hour extended detention requirement should be performed. The response which states "it was discussed during the Preliminary Development Review meeting that the above request was not required" is not our understanding of the conversation. It was our understanding that enlargement of the basin would not be required, but an analysis of the 40 hour extended detention requirement would be necessary to determine if it meets the requirement.

2. As requested in our previous comment letter, the locations of sanitary sewer manholes to be adjusted to grade must be clearly shown on the plans. Sheet C04 appears to show such an adjustment is necessary.

These manholes are located near station 7+00. There are two (2) manholes that appear to need adjustment.

3. As requested in the previous comment letter, record drawings should be checked to ascertain that the proposed grading will not create a situation where City utilities are too shallow or too deep (i.e., minimum cover of 42" over sanitary or water, maximum cover of 15 feet over sanitary lines, and maximum cover of 7 feet over water lines). The response states that "...there will be no grade changes or grading over existing water lines or sanitary sewers." Sheet C04 appears to show the location where the grade will be changed over existing sanitary sewers. Please analyze these potential conflicts and determine whether the minimum or maximum depths are within tolerance.

4. The location of a thrust block was not shown at the bend in the private water line near the new fire hydrant nor the bend at the existing fire hydrant where the new fire line will be installed. The response stated "although we've shown the new line as straight, its possible that during construction the contractor may change that alignment...which will change the location of any thrust blocks." The response states that "it is standard practice to allow the locations to be determined in the field..." The City has been requiring "design" locations for thrust blocks to eliminate any confusion which may arise. Please label these locations on the drawing.

5. Although a standard detail exists for thrust blocks, the exact reference to the standard detail must be called out on the plans (i.e., W-1, W-2, etc.) along with the location of the thrust block.

6. The estimate provided to Steve Aldridge, City Architect, does not appear to be signed or sealed. In addition, it does not appear to include the modification to the detention basin, and manhole frame and lid adjustment to grade. Finally, the cost estimate appears to include water line, thrust blocks, valves, and fire hydrants within the estimate for "inlets". This does not appear to be an appropriate category for water line construction. Please break the costs down better to separate-out the water line work.

7. The revised plans (i.e., each sheet) appear to be sealed on November 9, 2012, but the revision date is March 5, 2013. Please seal, date, and sign each revision page or as otherwise allowed by State regulations.

<b>Planning Review</b>	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. The lighting comment responses are not reflected in the resubmitted plan set. Only sheet FDP-8 needs to be resubmitted to address the lighting comments.

Previous comments for reference:

a. Lighting. Provide a detail of the new pole lights and base with dimensions of the base height and overall pole light height.

b. 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.

2. It appears the cut sheets for the roof mounted mechanical units (160 inches tall) will exceed the height of the screening walls (approx. 84 inches to 108 inches tall). Please confirm the units will be adequately screened by the screening wall to a minimum height of the units.

<b>Fire Review</b>	Jim Eden	Assistant Chief	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.

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**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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