



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, April 19, 2013

To:

Applicant: Engineering Surveys & Services Email: mkriete@ess-inc.com Fax #: (573) 499-1499

Property Owner: JEFFREY E. SMITH DEVELOPMENT, INC Email: bring@jesmith.com Fax #: (573) 256-3218

Property Owner: JEFFREY E SMITH INV CO LC Email: Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013030

Application Type: Commercial Final Development Plan

Application Name: WILSHIRE HILLS PHASE II

Location: 3360 NE WILSHIRE DR, LEES SUMMIT, MO 64064

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:

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Address. Please note that the address assigned to this lot is 3360 NE Wilshire Drive.
2. Missing Landscape Plan. Please submit for review.
3. Trash Enclosure. Shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve. Provide a detail of the trash enclosure.
4. Service Building. Provide elevations/detail of the proposed service building. In addition, Codes noted that there was a pavilion shown in their elevations (this detail needs to be provided to Planning as well) but the location is not shown on the Site Plan; please rectify.
5. Parking Lot Lighting Height. The approved Preliminary Development Plan (PDP) indicated a maximum pole height of 12 feet. The Unified Development Ordinance (UDO) requires all light fixtures on properties with, or adjoining, residential uses to not exceed 15 feet in height. Bases are not to exceed 3 feet in height. Reduce the proposed 20 foot pole height to meet the height that was approved per the Preliminary Development Plan.

6. Parking Lot Lighting Wattage. Both the approved PDP and the UDO require a maximum wattage of 175-watts per head. Reduce the proposed 250-watt parking lights to meet the approved plans.

7. Parking Lot Lighting-Fixture Type. Our UDO has changed since the PDP was originally approved, we now require a minimum of 50% of the parking lot light fixtures to be solar powered, or 100% to utilize LED light fixtures. However, your development was approved prior to this requirement so you may use metal halide, but it may be to your advantage to incorporate some LED.

8. Building Lighting-Clarification. Is it intended that the wall-mounted fixtures will be used to accent architectural features, fascia, landscaping, flags, art, or other objects for architectural or landscape purposes? Are all the outdoor lights proposed International Dark-Sky Association (IDA) approved fixtures?

9. Accessible Parking Sign. Note, and make corrections accordingly, that the accessible parking sign shall comply with the R7-8 standard. Every accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between thirty-six (36) inches and sixty (60) inches above the ground, measured from the bottom of the sign, at the head of the parking space.

10. Mechanical Units. Rooftop or ground-level mechanical units shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop-mounts or by providing screening for ground-mounted units with landscaping or a masonry wall up to a height of the units to be screened. The location of these units are not indicated on the plans submitted to Planning, please provide plans that show where these units are located and how they are being screened.

11. Elevations. Provide the color schedule on elevations. In addition, please note that "Cherokee block" is probited. Staff requests a sample of the proposed "Kingsize Brick".

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note to Sheet 2 stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813." This note needs to be specific to Ordinance 5813.

2. Sheet 5: There appears to be considerable grading on the west side of the project. Please verify that the minimum and maximum depth of cover is not exceeded. The maximum depth of cover for water lines is 7 feet measured to the top of pipe, and the minimum depth of cover is 3.5 feet. If these numbers are exceeded, then the grading plan must be revised. The water line is likely impractical to relocate.

3. Sheet 6: Please show the hydraulic grade line and design storm superimposed on the profile view.

4. Sheet 6: Profile JB4 thru CO8 appears to show a small 8" PVC pipe entering a box lower than the crown of the receiving pipe. Please consider adjusting this design so that the receiving pipe crown is lower than the 8" PVC.

5. FES 17: It would appear that a concrete headwall or collar would be necessary to keep the HDPE stable at the daylight end in addition to the flared end section and concrete toe wall.

6. Sheet 8: Please change all references to 1/4" per foot to "...not to exceed 2%". The City would actually prefer 1.5% as the maximum cross-slope.

7. Sheet 9: Please see the City standard detail for pipe embedment in trenches. The City recommends the use of our standard for all private construction. If, however, the private stormwater pipe is connected to a public inlet, then the City standard for pipe embedment must be used.

8. General comment: It does not appear that a toe wall detail is included for the flared end section.

9. Sheet 4: Please consider a separate utility plan. This would include at a minimum utilities such as water, sanitary sewer, and storm sewer.

10. Sheet 4: Items to include on the utility plan would include the sanitary sewer connection point, backflow vault, fire hydrants, water mains, domestic water lines, fire lines, storm sewer, boxes, inlets, underground detention, and discharge points.

11. Sheet 4: The backflow vault must be outside the right of way and outside any public easement. It appears that the vault is within an easement. It should be moved five (5) from the easement line with an inline restrained valve installed immediately prior to the vault.

12. Sheet 4: The domestic water meter should be placed within right of way or a public easement within 1 foot of the right of way or easement line on the public side. It appears this condition is met, but it must also be placed prior to the inline valve placed before the backflow vault.

13. General comment: A separate Erosion and Sediment Control Plan is required for every project within the City of Lee's Summit. The existing permit for Land Disturbance is not sufficient to cover the activities proposed under this plan. Please include an erosion and sediment control plan with this plan set which is specific to this particular project.

14. General comment: It appears the curb inlet on the end of the cul-de-sac bulb is connected to something, but it is unclear from the plans what it is connected to. Please clarify.

15. General comment: It appears that a retaining wall is being proposed over an easement. This is not allowed.

16. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this fee and is calculated at 3% of the estimate, plus a nominal water sample collection fee. Please include an itemized list of items necessary to complete the work for this project, excluding the actual building, lighting, water feature, and on-site sidewalks.

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- IFC 508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."

The hydrant located near the southeast corner of the building needs to be relocated to the building side of the drive to allow truck movement to the north when in use.

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 Box is required for the building. Obtain an application from the fire department.

4. AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.

Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width.

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

Provide a 26 foot drivable surface, primarily in the area of the front (main entrance) of the building.

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