

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, December 27, 2013

To:

Property Owner: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

Applicant: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

Engineer: DAVIDSON ARCHITECTURE & ENGINEERING Email: brent@davidsonAE.com; justin@davidsonAE.com Fax #: (913) 451-9391

Other: DAVIDSON ARCHITECTURE & ENGINEERING Email: brent@davidsonAE.com; justin@davidsonAE.com Fax #: (913) 451-9391

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013143

Application Type: Commercial Final Development Plan

Application Name: LAKEWOOD BUSINESS CENTER OFFICE BUILDING, LBPV

Location: 2900 NE INDEPENDENCE AVE, 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. Lot Area Inconsistencies. Account for the differences in lot area between the approved PDP (334,443), the approved and recorded Final Plat (334,770), the cover sheet of this FDP (334,768), and Sheet C1.1 of this FDP (334,540).
2. Trash Enclosure. The submitted plans appear to be missing the detail of the trash enclosure.
3. Parking Required Calc Correction. Under the current UDO, 1 space is required for every 1,000 square feet of warehouse, which would yield 13.6 or 14 spaces required for that use. The Total Required Spaces does appear to be correct, but the number for the warehouse portion of the building is off by 1.
4. ADA Parking Sign. The sign reference shall be corrected to R7-8. FYI, the double arrow is only needed when there's a row of handicapped accessible stalls or if the stall is intended for parallel parking.

5. Sidewalk Width. The required minimum sidewalk width is 5', some sheets either did not indicate this or indicated 4'.

6. Sidewalk Location. The sidewalk is shown on private property rather than being located within the right-of-way. Either move the sidewalk into the right-of-way or provide a sidewalk easement.

7. Lighting. Provide the spec sheets for the proposed lighting. FYI, there is a mandatory illumination reduction requirement for non-residentially developed lots that contain a minimum of four (4) parking lot light poles (Section 7.280.K). This requirement states that "parking lot lighting levels...shall be reduced by at least 50% of the full operational levels within 60 minutes after the close of business."

8. Wall Light. Is "C", on Sheet PH1.0, an "excepted light" per Section 7.260.D of the UDO or merely a wall-mounted light? If it is an "excepted light" the maximum wattage for incandescent is 100W. If it is simply a wall-mounted light the maximum wattage for metal halide is 150W.

9. Open Yard Trees. The number of required open yard trees is in addition to the number of required street frontage trees, per Section 14.090.B.3 of the UDO. The calcs for landscaping appear to have rounded up in all instances (i.e., the number of trees required for street frontage is 27 not 28, the number of trees required for open space is 28 not 29, and the number of shrubs required for open space is 57 not 58), but the number of total trees provided is short 1 tree from the required total number of trees.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Please add a note to the cover sheet stating "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."

2. Sheet C1.1: Construction note states states that a minimum slope of 1% for sanitary sewer laterals shall be the minimum. This should be changed to read 2%,

3. General comment: What is the bold line splitting the lot into two separate entities? Please label this line.

4. Sheet C1.1: The domestic water supply is not shown in accordance with the Design and Construction Manual. The fire line should be connected to the tee as shown, but the domestic water supply should be connected after it crosses the street and prior to the restrained valve. Please see the Design and Construction Manual for an illustrative narrative concerning this connection.

5. Sheet C1.1: The fire line is missing a restrained valve just prior to the backflow valve.

6. Sheet C1.1: In accordance with the Fire Department's comment concerning an additional fire hydrant, it cannot be connected to the 16" transmission main installed parallel with Independence Avenue. It appears an 8" stub-off exists just south of the new entrance which might be utilized for the fire hydrant; however, it will need to be extended to the new entrance.

7. The new fire hydrant will be considered private since it only serves this development. As such, it must be completely outside the limits of any easement or right of way, and should be clearly marked as "private fire hydrant". The extent of the private water line feeding the hydrant will also need to be labeled as "private fire line".

8. The new private fire hydrant and associated fire line will need a backflow vault since the fire hydrant is greater than fifty (50) feet from the public water main.
9. It appears that significant portions of the sidewalk are outside the right of way. This will require dedication of a separate sidewalk easement prior to approval of the Final Development Plan.
10. Please note that truncated domes are not allowed on commercial entrances. They are only required at ADA-accessible ramps serving public intersections. Please label this on the plans and the detail sheet.
11. Sheet C4.1: The commercial entrances should be constructed of a minimum 8" thickness KCMMB mix.
12. Sheet C4.4: Asphaltic concrete pavement sections are not in compliance with the Unified Development Ordinance Article 12. In general, all driving surfaces including parking stalls must have a minimum 2" thickness surface course over a 5" base course and either a) 12" prepared subgrade, b) 8" aggregate or c) 9" flyash treated soil subgrade. The requirement is higher for fire access lanes which increase the base course requirement to 6" with all other requirements unchanged.
13. Sheet C4.4: The typical asphaltic concrete pavement sections reference a geotechnical report, but the geotechnical report is not on file with the City of Lee's Summit nor does the report demonstrate that the proposed thickness is at least equivalent to the requirements of the Unified Development Ordinance Article 12.
14. Sheet L1.1: Utilities should be superimposed upon the landscape plan to determine whether utility conflicts exist. In general, trees should be kept a minimum of five (5) feet from any City-owned utility, including water, storm sewer, and sanitary sewer.
15. Sheet C4.1: Silt fence detail is incorrect. The trenched-in method for silt fence installation is not allowed, and a slit-method machine-laid method must be used. If necessary, simply remove this detail and state that the machine-laid method will be used on the Erosion and Sediment Control Plan.
16. General comment: A detail must be provided showing the temporary construction entrance for erosion and sediment control.
17. Sheet C4.1: The sidewalk width on the commercial entrance shows a four (4) foot width. The City requires a five (5) foot width.
18. 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 estimate, and is calculated at 3% of the total plus a small water sample collection fee (\$100 per sample). Please include an itemized estimate of all items necessary to complete the work, including (but not limited to): 1) private and public storm sewer, 2) private and public water lines, 3) private and public sanitary sewer lines, 4) private and public pavement, subgrade, and curb and gutter, including parking lot, 5) public sidewalk and ADA-accessible ramps (do not include private sidewalk), 6) grading for parking lot, public sidewalk, and to establish proper drainage, 7) retaining walls to establish proper drainage, 8) valves, valve boxes, thrust blocks, tees, fittings, structures, backflow vaults, backflow preventers, hydrants, valve box covers, and all other associated items, 9) erosion and sediment control measures such as temporary construction entrance, silt fence, etc., 10) erosion control blanket, 11) final sodding and restoration.

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 508.5.1 508.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (122 m) 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.

Provide a hydrant near the east entrance from NE Independence.

3. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Provide fire lane signage along the north/south lane just to the west of the transformer pad, FDC and hydrant.

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