
PLANNING AND DEVELOPMENT

Commercial Final Development Plan
Applicant's Letter

Date: Thursday, July 10, 2014

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

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014084

Application Type: Commercial Final Development Plan

Application Name: LBP V-B

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All building and life safety issues shall be in accordance with the 2012 International Fire Code and local amendments.

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

Action required: Provide or relocate a fire hydrant to within 100 feet of the FDC.

3.

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Provide the building height and floor area ratio.

2. Parking. How much of the building is proposed for office use? Warehouse use? Provide parking calcs showing that the parking provided is adequate.
3. Landscape Plan Calcs. Street frontage for shrubs is off by 1 (should be 45, not 44). In addition, the open space calc for shrubs should be 50.
4. Roof-Top Units. Dash-in the approximate size and location of any proposed units.
5. Cut Sheets. Provide cut sheets for the proposed lighting and any roof-top units.
6. Rectify the discrepancy between Sheets C1.1 and A1.1 regarding the sidewalk dimensions for the sidewalk adjacent to the building.
7. Lighting Detail. Provide a detail of the parking lot lighting pole with base.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C1.1: Please add a note that states "...tactile warning strips shall not be used for the ADA-accessible ramps on any commercial entrance(s)."
2. Sheet C1.1: It appears the backflow vault is being proposed within an easement. The backflow vault should be located on private property.
3. Sheet C1.1: Please clearly show the location of the gate valve to be installed prior to the backflow vault. As shown, it will not show up on a half size set, and does not show up well on the full size set.
4. Sheet C1.1: The domestic water line is shown tapping off the fire line. This is not allowed unless the water line is on the opposite side of the street. Please revise as appropriate.
5. Sheet C1.1: The water meter location should be shown within a general utility or water line easement or right of way.
6. Sheet C1.1: Please add a note that a cut-in wye will be installed for the sanitary sewer. The City does not allow inserta-tees or other means for sanitary sewer connection.
7. Sheet C1.1: The proposed transformer location is too close to the sanitary sewer main. A minimum separation of fifteen (15) feet is required between the outside of the sanitary sewer pipe and the outside of the transformer.
8. The proposed inlets near the northwest corner of the property are within an existing utility easement. Please move them outside the limits of the easement.
9. Please consider the use of alternative products such as scour-stop rather than rip rap at the outlet ends of the driveways.
10. Sheet C4.1: Concrete sidewalk typical section is not correct. Rather than a sand base for a leveling course, the City would allow an aggregate base course over compacted subgrade.

- 11. Sheet C4.3: The fire hydrant detail does not appear to follow City standards. As an alternative, please reference the City standard detail number on the plan view rather than providing a separate detail (i.e., simply reference City standard drawing number WAT-7 or WAT-8 as appropriate). This will be sufficient for purposes of FDP submittal.
- 13. Sheet C4.4: The water meter vault and connection detail is not correct. Please consider removing and simply using the City standard drawing number WAT-11 on the plan view.
- 14. Sheet C4.4: The backflow vault detail is not correct. Please consider removing and simply referencing the City standard detail WAT-12 on the plan view.
- 15. Sheet L1.1: It appears that trees are being placed over the sanitary sewer line on the southwest portion of the project. Please show the sanitary sewer location on the landscape plan, and please ensure there is a minimum five (5) foot clearance between the outside of the mature tree trunk and the outside of the sanitary sewer pipe.
- 16. Sheet L1.1: Please show the location of all water lines on the project. Please ensure that all trees (excluding ornamentals and shrubs) are a minimum of five (5) feet from any public water line as measured from the outside of the mature tree trunk to the outside of the water main.
- 17. Field inlet 1-0 is shown as being converted to a junction box. In addition to the profile view, please note on the plan view. Finally, provide a detail showing how this will be accomplished.
- 18. Please note that the following items will be deleted from the Engineer's Estimate: 1) water meter, 2) 2" domestic water line, 3) 2" service tap, 4) FDC standpipe, 5) retaining wall.
- 19. The Engineer's Estimate appeared to be missing the following items: 1) retrofit of the field inlet to a junction box, 2) connection of storm line to existing field inlet.
- 20. The Engineer's Estimate appeared low for the following items: 1) curb and gutter, 2) sidewalk, 3) heavy duty asphalt pavement, 4) light duty asphalt pavement, 5) ADA-accessible ramps, 6) 5x3 curb inlets, 7) 3x3 grated inlets, 8) concrete entrance. This is based on previous estimates on projects with similar scope.

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