

PLANNING AND DEVELOPMENT

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

Date: Tuesday, September 16, 2014

To:

Property Owner: JOHN KNOX VILLAGE Email:

Fax #: <NO FAX NUMBER>

Other: WESTWOOD PROFESSIONAL Email:
SERVICES

Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2014106

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE PARKING LOT

Location: 516 NW MURRAY RD, LEES SUMMIT, MO 64081

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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. OWNERSHIP AFFIDAVIT.

According to the Jackson County Assessor's Office, this piece of property is owned by John Knox Village. Please provide documentation that William Hammerly is authorized by John Knox Village to sign the Ownership Affidavit which is part of the application.

2. NUMBER OF PARKING SPACES.

In order for staff to determine the minimum required parking spaces required for the proposed lot, please provide the ratio of parking spaces allocated per living unit currently assigned to these lots. Additionally, please indicate the number of spaces that will be allocated per living unit once the proposed lot is constructed.

3. LAND AREA.

Show area of land involved in this phase of construction in square feet and acres.

4. LOT AREA.

Display approximate "dimensions" of lots and approximate lot areas involved in this phase of development.

5. STREETS.

Display width, radii, centerline, and grade of streets and alleys, both public and private.

6. DIMENSIONS.

Provide sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.

7. OIL & GAS WELLS.

Display the location of all oil and/or gas wells within the subject property. If none exist, please note that fact.

8. LIGHTING SPECIFICATION SHEETS.

Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

9. EASEMENTS.

Please show location and width of proposed easements.

10. PAVEMENT.

Detail sheet #6 does not specify which type of paving is being proposed for the parking lot. Please specify which will be used. Also, per Section Unified Development Ordinance Section 12.120 - Parking Lot Design, All vehicle parking and loading areas and all access drives shall be improved with one of the following:

- (i) a minimum 5-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil;
- (ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.

11. LIGHTING.

1. Provide lightpole detail including base height and over-all pole height. Per Unified Development Ordinance Article 7.280.D.2 - All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet.

2. Per Unified Development Ordinance Article 7.280.G.1 - All fixtures on developments that adjoin residential uses and/or districts shall be limited to 175-Watts maximum per head through the entire parking lot.

12. PROPERTY LINE.

Please show and label the location of the property line along NW Moore.

13. PARKING LOT LANDSCAPE ISLANDS.

Please provide the entire square footage of the area devoted to parking spaces, isles and driveways. Per UDO Article 14.090.B.1 - Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least five percent (5%) of the entire area devoted to parking spaces, aisles and driveways. Every four rows of parking shall include a landscape island of at least ten feet in width.

14. PARKING LOT SCREENING.

Per UDO Article 14.120.C - A hedge consisting of at least twelve (12) shrubs per forty (40) linear feet that will spread

into a continuous visual screen within two (2) growing seasons. Shrubs must be at least eighteen (18) inches tall at the time of planting and be of a species that will normally grow to at least two-and-one-half (2.5) feet in height at maturity and be suitable for the parking lot application.

15. ACCESSIBLE PARKING SIGN.

Per UDO Article 12.080.I - Every accessible parking space required by this Article 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. A sign identifying an accessible parallel parking space shall be mounted eighty-four (84) inches above the ground, measured from the bottom of the sign, and shall be placed at a point parallel to the center of the parking space. All identifying signs shall be twelve (12) inches wide by eighteen (18) inches in height and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in the Lee's Summit General Code of Ordinances.

16. ACCESSIBLE PARKING.

Per UDO Article 12.080.J - All accessible parking spaces and areas shall comply with the requirements of the federal Americans with Disabilities Act.

17. RIGHT OF WAY.

Display all proposed and existing adjacent public streets rights-of-way with centerline location.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between this plan set and the Design and Construction Manual, the Design and Construction Manual shall prevail."

2. Please show all existing utility easements on the overall site plan and the storm plan.

4. The alternate pavement section shown on Sheet 6 of 22 does not meet the requirements of the Unified Development Ordinance Article 12 in terms of pavement thickness and subgrade.

5. The pavement section table does not meet the Unified Development Ordinance Article 12. In particular, standard duty asphaltic pavement should be 2 inches surface course over a 5 inch base course.

6. When revising the pavement section call-outs, please ensure that the subgrade is specified (i.e., whether it will be aggregate, stabilized subgrade, or compacted native subgrade). Please see the Unified Development Ordinance Article 12 for specific requirements.

7. Please label all storm sewers as "private".

8. A vacation of utility easement should be initiated for the storm sewer which bisects the site.

9. Please show the hydraulic grade line on the storm sewer profile view. Please indicate which design storm is being shown, and if the 1% event cannot be contained within the pipe, then please show the overflow routing on the plan view.

10. Sheet 19 of 22: Please remove the detail showing the "trench and fill" method for installing silt fence. The City of Lee's Summit will only allow machine-laid silt fence using the slit method.

11. An itemized and 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. Items to include in the estimate (public or private) include: 1) storm sewer piping, 2) storm sewer structures such as junction boxes, inlets, or manholes, 3) grading to establish proper drainage, 4) grading for parking lot, 5) subgrade preparation, including aggregate, stabilized subgrade, and compaction of native subgrade, including 1 foot beyond the back of curb, 6) asphaltic concrete pavement, 7) curb and gutter, 8) tie-ins to existing storm sewer structures, 9) removal of existing storm sewer lines, 10) erosion and sediment control devices, 11) temporary construction entrances, and 12) final site restoration, including topsoil, sodding, etc.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments .

2. D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

The fire lane in the proximity of C Building will need to meet this requirement.

3. IFC 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Provide a plan for temporary access to the fire hydrant and FDC of C Building.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
