



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Friday, October 17, 2014

To:

Property Owner: CITY OF LEES SUMMIT Email: Fax #: <NO FAX NUMBER>

Applicant: SFS Architecture Email: knewman@sfsarch.com Fax #: (816) 421-8024

Engineer: Bartlett & West Email: casey.colbern@bartwest.com Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014137

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT LEGACY PARK AMPHITHEATER

Location: 1201 NE LEGACY PARK DR, LEES SUMMIT, MO 64086

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 8-1/2"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	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Wall-Mounted Lighting. It appears that there are some wall-mounted lights shown on the elevations that do not appear to be accounted for on the electrical site plan. Please revise the plan to account for these lights and provide spec sheets. If these are considered excepted lights simply state this and provide the spec sheets.
2. Curbing Required. Per Section 12.120.F.1.d of the Unified Development Ordinance (UDO): "All vehicle parking lot areas and access drives in all zoning districts shall have a boundary constructed of straight-back Portland cement concrete curbing (CG-1) or an integral Portland cement concrete sidewalk and curb with a vertical face....This requirement shall also not apply to accessible parking spaces where the adjacent pedestrian walkway is designed to be at the same grade as the accessible spaces for the purpose of providing access to said walkway."

3. Curb Blocks Prohibited. Per Section 12.120.F.1.e of the Unified Development Ordinance (UDO): "The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb." If it is intended to allow water to flow into the landscape islands, staff has permitted notches within the curbing for this purpose.

4. Open Yard Tree Calculation. There was a typo on the checklist pertaining to this requirement. Section 14.090.B.3 of the UDO actually requires open yard trees to be provided at a ratio of 1 tree for every 5,000 square feet of total landscaped open space.

5. What is shown protruding from the 1st row of concrete sidewalk in the amphitheatre? It is shown in a different location on the landscape plan than on the other plan sheets.

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 the plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

2. Sheet C103: The asphaltic concrete pavement does not meet the Unified Development Ordinance Article 12 requirements in terms of pavement thickness or subgrade preparation. Please note that where a fire access or delivery route is proposed, the requirement is as follows: 2" asphaltic concrete surface course over 6" asphaltic concrete base course, with either 12" compacted subgrade, 9" fly ash stabilized subgrade, or 8" aggregate. All other areas, including parking stalls, are the same except for the asphaltic concrete base course which requires a minimum of 5".

3. Sheet C103: Please show where the heavy-duty (i.e., fire access lanes and/or delivery routes) asphaltic pavement is proposed, as well as the limits of the normal-duty asphaltic concrete pavement (i.e., driving aisles and parking stalls)

4. Please label all interior water lines and sanitary sewer lines as private.

5. Sheet C104: Although shown on the demolition plan sheet, please label the existing private sanitary sewer manhole beneath the proposed building "to be removed" or similar language. In addition, please label the pipe as either being removed or plugged with no connection to the new sanitary sewer manhole to eliminate any future infiltration and inflow.

6. Please provide a typical curb and gutter section.

7. The west portion of the parking lot does not show curb and gutter along the majority of the east edge. Is there a reason for this? It would not appear that stormwater is entering the landscaped area from the west portion of the proposed parking lot, and therefore it would not appear to be acting as a BMP.

8. The majority of the east portion of the proposed parking lot does not show curb and gutter. Only the southern half of the east parking lot is shown draining toward the native vegetation swale, and therefore it would appear that curb and gutter is warranted for all other areas of the parking lot that are not draining to the swale. This would appear to include the west edge of the east parking lot.

9. What is the plan to manage stormwater near the loading dock? It would appear a significant amount of stormwater will gather in this location without adequate collection and conveyance.

10. What is the plan for energy dissipation at the stormwater outfall? Without sufficient energy dissipation, it is likely that an erosion problem exist near the loading dock and pond.

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 of items inspected by Public Works. Items to include in the itemized estimate include: 1) sanitary sewer modifications to the private line, 2) public or private sanitary sewer manholes, 3) public or private sanitary sewer lines with the exception of individual 4" building stubs, 4) public or private water lines greater than 2" in diameter, 5) public or private fire hydrants, 6) thrust blocks, tees, valve boxes/frames/lids and other water line fittings for lines greater than 2" diameter, 7) pavement, 8) grading for pavement, 9) subgrade preparation including one (1) foot beyond the back of curb or one (1) foot beyond the edge of pavement as applicable, 10) curb and gutter, 11) aggregate or flyash stabilized subgrade, 12) grading to achieve proper drainage, 13) native vegetation swale, including grading, soil amendment, topsoil placement, and plantings, 14) erosion and sediment control, 15) final restoration including sodding, seeding, fertilizer, mulch, and topsoil.

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 .

2. 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.

The lane to the stage shall meet this requirement.

3. IFC 507.5.1- 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.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

The stage building exceeds 600 feet from the closest existing hydrant. Provide a hydrant from the potable system near the concession stand.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
