

PLANNING AND DEVELOPMENT

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

Date: Thursday, February 05, 2015

To:

Property Owner: DIOCESE OF KANSAS Email: kauffman@diocesekcsj.org Fax #: (816) 756-5572
CITY - ST JOSEPH

Applicant: HOLLIS & MILLER ARCHITECTS Email: nyoun@hollisandmiller.com Fax #: (816) 525-3028

Engineer: LUTJEN INC Email: bforquer@lutjen.com Fax #: (816) 587-1393

Other: CONFLUENCE - LANDSCAPE Email: hmoyers@thinkconfluence.com Fax #: (816) 531-7229
ARCHITECT

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015003

Application Type: Commercial Final Development Plan

Application Name: ST. MICHAEL THE ARCHANGEL HIGH SCHOOL

Location: 2901 NW LEES SUMMIT RD, 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. Elevations. Provide the material colors.
2. FYI. Notes #17 and #19 under "General Notes" on Sheet C110 seem to say basically the same thing, #17 seems more specific.
3. FEMA Maps. Reference the latest FEMA Map(s) for the project location.
4. Parking. According to Table 12-3 in Article 12 of the Unified Development Ordinance (UDO) when 301-400 spaces are required for a use, then a total of 8 (7 auto and 1 van) accessible parking spaces are required. In addition, move the parking information table from Sheet C200 to C202, since that is the sheet with all the parking on it.

5. Lighting. It does not appear that all lights are shown on the Photometrics. For example, type SL (building wall pack) does not appear to be called out on Sheet E010. In addition, there do not appear to be any exterior wall mounted lighting shown on the elevations.

Please confirm whether the proposed flood lighting for the flag poles and monument sign will have directional shields. Also, confirm the wattage for these light fixtures.

Will there be any lighting for the multi-purpose practice field?

Correct "Toll" to "Tall" and add the "r" for the word "for" (regarding pole heights) on Sheet E012.

6. Label all property lines and city boundary lines on all sheets.

7. Landscaping, plant sizes. Per Section 14.050 of the UDO the minimum acceptable plant size for deciduous trees is 3 inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting. A modification was granted for the understory trees on this project to allow for 1 1/2 inch caliper.

8. FYI. A sign permit will need to be applied for prior to the installation of the wall sign. This application is available on the City's website at: <http://www.cityofls.net/LinkClick.aspx?fileticket=Qj7V%2fwlQsYk%3d&tabid=749>.

9. Pavement Section. All pavement shall be designed per Section 12.120.F of the UDO unless an acceptable geotechnical study is submitted to support a pavement of a different design. To date, no such study has been provided to the City.

10. Has the 7460 been submitted? If so, please provide a copy.

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 "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

2. Separate engineering plans will be required for the off-site street improvements (i.e., turn lanes and associated items).

3. Separate engineering plans will be required for the off-site sanitary sewer. The Final Development Plan cannot be approved until the off-site sanitary sewer plans are approved and appropriate easements have been obtained for the sanitary sewer.

4. Sheet C111: Please change the font so that it is legible. There are several instances where the type font is illegible.

5. Concurrence from the City of Kansas City will be required prior to approval of the Final Development Plan for the stormwater report. This can be in the form of a letter from the Director of Public Works or other responsible individual within the City of Kansas City.

6. Sheet C160: A public stormwater line is shown exiting the detention basin. This should be a private line.

7. Sheet C161: Please make a bold note on the plan view stating that "WITH THE EXCEPTION OF FIRE LINES, NO CONNECTIONS ARE ALLOWED PRIOR TO THE WATER METER, INCLUDING ANY IRRIGATION LINES, DOMESTIC LINES, OR OTHER LINES".

8. Sheet C161: Due to the distance from the "private main" to the building, a backflow vault and backflow assembly is recommended on the fire line just after the fire line tees off the "private main". Please check the International Building Code for specific requirements.
9. Sheet C161: If a backflow vault and backflow assembly is installed, a gate valve is required just prior to the backflow vault.
10. Sheet C161 and others: For all fire hydrants, please reference the specific City of Lee's Summit standard drawing, or alternatively, show the detail in the "details" section of the plans.
12. Sheet C171: A gate valve must be shown prior to the backflow vault.
13. Sheet C171: A butterfly valve should be shown on the public water main on the south side of the new tee. A gate valve is not acceptable due to the large diameter of the pipe.
14. All water line sheets: Please label the water line on all sheets as "private".
15. The private water main is being installed within Strother Road right of way for the majority of the run. If Strother Road is vacated, then a portion of the line would be within the City of Lee's Summit property, and an easement would be required (i.e., the portion just east of the existing pond and west of the airport). If Strother Road is not vacated, then it may be possible to include the private water main in the Maintenance Agreement for Strother Road. In either case, the private water main shall be owned and maintained by the Diocese.
16. Sheet C175: Please label all on-site sanitary sewers as "private".
17. Sheet C180: Please label all storm sewer lines as "private".
18. Sheet C181: Please label all storm lines and structures as "private".
19. Sheet C182: Please label all storm lines and structures as "private".
20. Sheet C200: The shading on the plans which distinguish between light duty and heavy duty asphalt are not clear. Please use a different method to distinguish between the two asphalt sections.
21. Sheet C201: Please see previous comment concerning asphalt section shading.
22. Sheet C202: Parking stalls and drive aisles are considered the same for purposes of meeting the requirement for pavement thickness and subgrade preparation. The only distinction contained within the Unified Development Ordinance (UDO) Article 12 is driving aisles/parking stalls, and heavy duty pavement designed to support freight delivery, trash trucks, and fire department apparatus. It is for this reason that the pavement plan will need to be revised since the plans show light duty within parking stalls, and heavy duty within driving aisles.
23. Sheet C210: The light duty pavement section does not meet the UDO in terms of asphalt base course.
24. Sheet C210: The heavy duty asphalt pavement section does not meet the UDO in terms of asphalt base course.
25. A geotechnical report has never been received which states that the proposed light duty asphalt pavement section meets or exceeds the standard UDO requirement.
26. Detention Basin Plans (Sheets C300 through C304): Please label all storm lines as "private".

27. Erosion and sediment control detail drawings were not found in plan sheets C305-C313. Detail drawings for temporary diversion berms, sediment basins, and other ESC devices will be required.
28. Pertinent notes for the ESC system were found in Sheets C305-C313. Additional ESC notes will be required. Suggestions, in general: Erosion and sediment control shall comply with Lee’s Summit Design and Construction Manual Section 1000 and APWA/Lee’s Summit Design and Construction Manual Sections 2150 and 5100. Additional and/or supplemental erosion and sediment control devices, greater than what is depicted in the plans may be required on site.
29. A land disturbance permit will be required for the subject site. A land disturbance permit can be issued when ESC plans pass review, ESC is installed, and Public Works Inspections has inspected and passed the ESC installation.
30. 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 plus a \$100 per trip fee for the observation of water sample collection. Items to include in the estimate include:
- 1) All water lines greater than 2" diameter, public or private, 2) water valves and valve boxes and lids, 3) thrust blocks, tees, bends, straddle blocks, and temporary restraints, 4) all public and private sanitary sewer lines, 5) sanitary sewer manholes, 6) stormwater piping greater than 6" in diameter, 7) stormwater structures including inlets, junction boxes, field inlets, and flumes, 8) rip rap, 9) grading of the site to establish proper drainage, 10) grading on the site for parking lots, 11) parking lot compaction and subgrade preparation, 12) aggregate and/or subgrade preparation for the parking lot, including a minimum of one (1) foot beyond the back of curb, 13) pavement, 14) curb and gutter, 15) grading for detention or retention basins, 16) outlet structures for detention basins, 17) plantings and constructed wetlands within the detention basins, and all other water quality elements, 18) private driveway construction including subgrade preparation, curb and gutter, and pavement (please see previous comments about parking lots), 19) erosion and sediment control devices and measures installed prior to starting work, 20) erosion and sediment control devices and measures installed during construction, 21) erosion and sediment control devices and measures installed and/or removed after construction, 22) final site restoration, including topsoil, seeding, sodding (if applicable), fertilizer, mulch, turf reinforcement mat (if applicable), and all other measures needed to restore the site to a vegetated state.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
- Confirm the location of the FDC. There is a discrepancy between the location shown on the FDP and the permit set of plans.
3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

4. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Provide additional signage at the entrance to the fire lane going to the rear.

Marking shall be provided at the entrance

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Fire lanes shall be marked by signage in accordance with IFC App. Section D103. A combination of signs and curb painting may be used.

5. 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 fire lane to the back of the building shall be heavy duty asphalt/concrete.

6. 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 listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

A Knox box(es) shall be provided on the building and on any gates to fire department access.

7. Additional phases to the project may require additional fire department access and fire protection.

8. IFC 304.3.3- Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

For information only.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.net	Corrections
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1. The driveway/private road should be at least 26' wide from back of curb to back of curb, preferably 28' wide, to accommodate typical lane widths no less than 11'. Consideration of a 25' section as shown must be a monolithic concrete pavement that integrates the gutter section as a portion of the lane.