

PLANNING AND DEVELOPMENT

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

Date: Thursday, July 16, 2015

To:

Property Owner: MARION RIDGE SAFETY STORAGE LLC
Email:

Fax #: <NO FAX NUMBER>

Applicant: WARD DEVELOPMENT & INVESTMENT
Email:

DAVID@SAFETYMINISTORAGE.COM

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2015098

Application Type: Commercial Final Development Plan

Application Name: I-470 Business and Technology Center

Location: 2640 NE MCBAIN DR, LEES SUMMIT, MO 64064
2620 NE MCBAIN DR, 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

Corrections

1. Provide a paving detail for the proposed paved surfaces. Please refer to the Unified Development Ordinance, Article 12, Section 12.120.

Also, just to confirm, CG-1 curbing is required for this project. CG-2 curbing was hand-written on the set of review plans, on Sheet 2 in the note section.

2. The drive aisle widths where the island bump-outs are located does not meet the minimum 24' (foot) requirement. The islands could be shortened to gain the extra width needed. The current widths range from 19'-23' in width.

3. FYI--A Building permit cannot be issued until the minor plat has been approved, recorded with Jackson County Recorder's office, and an original mylar returned to the City.

4. Provide a Handicap detail. The note on Sheet 2 referencing the type of sign is correct.
5. Label the existing sidewalk (and width) along NE Independence Ave.
6. Label the surrounding property information (i.e. zoning, property ownership).
7. Indicate the location, size, and type of material to be used in all screening of ground mounted and/or roof mounted mechanical equipment. Also, provide the specification sheets for proposed mechanical equipment to be used to ensure that the proposed screening will adequately screen the proposed equipment.

The requirements for screening can be found in the Unified Development Ordinance, Article 7.180.

If roof-top equipment is proposed, provide a dashed line indicating the roof line and rooftop mechanical equipment.

8. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

9. A few revisions are needed for the landscaping calculations.

-The length of street frontage for NE McBaine Drive is 661-feet and NE Independence is 574-feet. This requires 22 trees on McBaine and 19 on NE Independence.

-Within the Landscape Worksheet on Sheet 7, it indicates 58 trees are provided, however in the Landscape Schedule 55 Crape Myrtle trees are listed. Technically, 62 trees are required to meet street and open yard tree requirements.

-In the Landscape worksheet on Sheet 7, it indicates 306 shrubs are proposed for the parking lot screening. This isn't reflected in the Landscape schedule or on the plan, please clarify.

Keep in mind a berm could be proposed along the street frontage to lessen the number of shrub requirements. We can discuss in more detail if needed.

10. 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.

11. On sheet A3.1, indicate the color of the flashing.

12. Label the height of the retaining wall. FYI, a building permit is required for retaining walls over 4-foot in height (measured from the bottom of the footing).

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet 5 of 7: What type of grated trench drain will be used? Please call-out the specific foundry or foundries, along with the specific model number. Please be aware that the grated trench drain will need to be rated for traffic loads.

2. Sheet 5 of 7: Please specify that a cut-in tee will be used rather than a tapping sleeve for the fire line.

3. Sheet 5 of 7: Water lines 2" in diameter and smaller should be connected to the water main via a threaded connection (i.e., corporation stop), and not a tapping sleeve. Please correct.

4.

5. Sheet 4 of 7: What is the plan for grading around the existing field inlet located on the southwest portion of the site?
6. Sheet 5 of 7: It is not clear how the existing curb inlet will be converted into a grated inlet. It would appear a better solution would be to remove and replace the existing curb inlet with a pre-cast structure.
7. Please label all interior storm lines and structures as private.
8. Sheet 3 of 7: The public curb inlets shown on the west commercial entrance show a permanent "flex storm" or approved equal being installed. Please delete this since this is a public system. All BMP measures installed on the site should be installed within private stormwater structures.
9. Please be aware that CG-1 curb will be required within the parking lot. There seemed to be a discrepancy between different copies of the plans.
10. Sheet 7 of 7: It appears large trees are shown less than five (5) feet from the existing public sanitary sewer. Please ensure that trees are located a minimum distance of five (5) feet from the sanitary sewer or water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
11. Please add a note to the commercial entrances that tactile warning devices shall not be installed at the ADA-accessible ramps. The City only requires these at public intersections.
12. Please show the location of the 5 foot sidewalk on McBaine Drive on all sheets. As shown, it appears it is shown only on the dimension plan sheet.
13. The ADA-accessible ramp at the intersection of McBaine Drive and Independence Avenue does not appear to comply with City standards. McBaine Drive will ultimately have sidewalks on both sides of the street, and it is not clear how the ramps will be constructed. Please provide a detail showing how the ramp will be constructed at this location.
14. It did not appear that a paving plan was presented within the plans. Please be aware that the Unified Development Ordinance (UDO) Article 12 has specific requirements concerning pavement thickness, and subgrade. If a geotechnical report is used to justify a different design than shown in the UDO, then the report should specify that the proposed design is equal to or exceeds the standard design provided in the UDO.
15. Please specify KCMMB mix for the commercial approaches, with a minimum thickness of 8". The commercial approaches must be constructed from the edge of existing pavement to the right of way line. Where sidewalks intersect the commercial approach, a maximum cross-slope of 2.00% (i.e., not 2%) must be maintained, with a minimum width of 4.00 feet (i.e., not 4 feet). It is recommended that a range be provided of 1.50% to 2.00% since the City will not accept any cross-slope greater than 2.00%. Please provide notes or a typical section showing this standard.
16. 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 calculated at 3% of the total sitework cost. Items to include in the estimate are: 1) water lines greater than 2" diameter, 2) valve boxes, covers, valves, and fittings, 3) thrust blocks, 4) cut-in tees, 5) sanitary sewer connection to the existing sanitary sewer line, 6) storm lines greater than 6" in diameter, 7) storm structures, including field inlets, junction boxes, grated inlets, special design inlets, and curb inlets, 8) grading for the site to achieve proposed grades, 9) grading for parking lot, 10) parking lot pavement, 11) subgrade for pavement, including the area one (1) foot behind the back of curb, 12) curb and gutter, 13) sidewalks, 14) ADA-accessible ramps, 15) commercial drive approaches (KCMMB), 16) storm line

connections to existing structures, 17) erosion and sediment control, 18) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 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.

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