

PLANNING AND DEVELOPMENT

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

Date: Friday, August 21, 2015

To:

Applicant: JEFF THORN - CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT Email: JEFF.THORN@CITYOFLS.NET Fax #: <NO FAX NUMBER>

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

Engineer: HDR ENGINEERING, INC Email: LYNN.CRAFT@HDRINC.COM Fax #: (816) 347-1197

From: Hector Soto, Planner

Re:

Application Number: PL2015118
Application Type: City Final Development Plan
Application Name: WATER UTILITIES FACILITY
Location: 1200 SE HAMBLER 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 8-1/2"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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. PLAT. The property is required to be platted prior to the issuance of any building permit. The property may be platted via a minor plat if no ROW is proposed to be dedicated as part of the plat. The dedication of ROW via a plat will require the submittal and approval of both a preliminary plat and final plat.

2. RIGHT-OF-WAY. Has the ROW for the future Browning St extension along the north property line already been dedicated? It isn't clear on the plans if the ROW called out on the plans is existing or future.

3. HANDICAP SIGNAGE. Revise the sign detail on Sheet C502 to that of sign R7-8 in the MUTCD, which is white background, green letters, green border and blue symbol.

4. LANDSCAPING.

- To meet the street frontage shrub requirement, a minimum of 26 shrubs are required along the Hamblen Rd frontage. The shrubs may be clustered along the frontage similar to the trees.
- The minimum required tree size at the time of planting is 3" caliper for deciduous trees. The minimum required tree size at the time of planting is 8' for coniferous trees. The minimum required shrub size at the time of planting is 2 gallon.

5. BUILDING ELEVATIONS.

- Label the proposed colors for all exterior building materials, including the roof.
- For clarification, label the architectural glass used on the north, south and east elevations.
- Provide an elevation for the covered parking structure. It is staff's understanding that the north end will have a wall of some nature that will provide some screening and protection for the generator and trash dumpster.

6. MONUMENT SIGN. Approval of the final development plan (FDP) does not constitute approval of the monument sign shown on Sheet 10A203. Approval of the monument sign requires submittal of a separate sign permit application and payment of \$100 fee. The sign as shown does comply with all requirements for a monument sign in the PI zoning district.

7. PARKING LOT SIGNAGE. It is suggested that the parking area in front of the public building entrance have arrows painted on the pavement and/or signs posted at the entrance and exit to clearly identify it as one-way only. This is not a requirement, but rather a suggestion.

8. MECHANICAL EQUIPMENT. Show the location of all proposed ground- and roof-mounted mechanical equipment on the site plan or building elevations, as is appropriate. The plans shall indicate the method to be used to totally screen the equipment from view. Ground-mounted equipment shall be screened using evergreen landscaping or masonry walls at least equal in height to the equipment. Roof-mounted equipment shall be screened by using parapet walls of a height at least equal to that of the equipment.

9. TRASH ENCLOSURE. Provide additional detail to show how the trash dumpster will be screened from view from the future Browning Street extension and the adjacent Sutton Trucking property. Dumpsters are required to be totally screened from view from off the property.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet OOC106: Would it be possible to provide the permanent pool elevation within the retention pond?
3. Sheet OOC108: Concrete encasement is shown at the southern commercial entrance over the existing public sanitary sewer line. What will be the final cover over the sanitary sewer without the encasement? Is this the reason for the concrete encasement?
4. Please provide a separate plan set for the public improvements (i.e., the street and traffic improvements, the water line relocation, sanitary sewer modifications, and any drainage modifications or improvements).

5. 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, plus a \$100 per trip water test observation fee. Items to include in the estimate are: 1) grading on the site to establish proper drainage, 2) detention basin construction, 3) stormwater lines greater than 6" diameter, 4) stormwater structures, 5) water lines greater than 2" diameter, 6) fire hydrants, 7) valves, valve boxes, valve box covers, 8) thrust blocks, 9) backflow vault and backflow assembly, 10) private KCMMB entrance, 11) ADA-accessible ramps, 12) public sidewalks, 13) grading for parking lot, 14) subgrade preparation, including the area one (1) foot beyond the back of curb, 15) pavement (public and private), 16) curb and gutter (public and private), 17) sanitary sewer modifications, 18) wye connection to the sanitary sewer, 19) erosion and sediment control devices, and 20) final restoration, including seeding, sodding, fertilizer, mulch, and topsoil.

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. 2012 IFC 2306.2.3 Above-ground tanks located outside, above grade.
Above-ground tanks shall not be used for the storage of Class I, II or III liquid motor fuels, except as provided by this section.
1. Above-ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.
2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
- Exception: Other above-ground tanks that comply with Chapter 57 where approved by the fire code official.
3. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).
4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.
5. Above-ground tanks used for outside above-grade storage of Class IIIB liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
- Action required: All fuel storage tanks shall be UL 2085 listed aboveground storage tanks. All other fueling appurtenances shall be in accordance with IFC Chapter 23.
3. 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.

Action required: a Knox box is required on the building and a Knox key switch on the gate.

4. The building is required to be provided with an automatic fire sprinkler system. The plans do not show a main going to a riser in the building, or an FDC within 100 feet of a fire hydrant.

Action required: Show the water main to the fire sprinkler system and the FDC.

August 17, 2015- Additional drawings provided by HDR show the fire main coming into the building and an additional hydrant. The FDC is shown on the front of the building more than the maximum 100 feet from a fire hydrant.

Relocate the hydrant to the rear of the building where the fire main comes into the building for the sprinkler system.

5. IFC 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Action required: Complete a Hazardous Materials Application and include specifications for all storage and dispensing systems and product SDS's for review.

6. 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).

Action required: Fire lane access to hydrants and the FDC shall be posted "No Parking Fire Lane".

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Consider a place for vehicles to turn around east of the gate along the north driveway (e.g. "hammerhead").