

PLANNING AND DEVELOPMENT

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

Date: Tuesday, February 16, 2016

To:

Applicant: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Property Owner: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Engineer: ENGINEERING SURVEYS & SERVICES - ZACHARY THOMAS	Email: mkriete@ess-inc.com	Fax #: 573-499-1499
Other: WHITE GOSS	Email: amarch@whitegoss.com; rbiondo@whitegoss.com	Fax #: 816-753-9201

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015200
Application Type: Commercial Final Development Plan
Application Name: WILSHIRE HILLS MEMORY CARE FACILITY
Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 640643320 NE WILSHIRE 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:

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	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Provide documentation that parking being provided is adequate for the use proposed.
2. A number of curb blocks were shown on the Site Plan (Sheet C1.01) and Landscape Plan (Sheet L1.01) that was submitted December 7, 2015. Curb blocks are prohibited excepted as allowed per Section 12.120.F.2.b of the Unified

Development Ordinance (UDO). If the intent is to allow stormwater to drain through staff suggests notching the curbing in a few locations to allow for drainage.

3. Provide a photometric plan and specification sheets for any proposed exterior lighting. See Section 7.230 of the UDO for the requirements of the photometric plan and Section 7.250 for requirements pertaining to parking lot lighting. Are there any wall-mounted fixtures (7.260) or under canopy fixtures (7.280) proposed?

4. The right-of-way width shown on the development plans is 70' but the width shown on the minor plat is 50'. Please reconcile the difference and/or correct as needed.

5. Add the street prefix "NE" to "Wilshire Drive" on all development plans.

6. Accessible Sign. Accessible parking signs shall meet the requirements set forth in the Manual on Uniform Traffic Devices (R7-8). Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. Correct the detail on Sheet C8.01 to reflect the correct sign, R7-8.

7. Provide a detail of the trash enclosure.

8. Provide specification sheets for all mechanical equipment. Recall that all mechanical equipment is required to be screened from view per Sections 7.180.E and F of the UDO.

9. Open Yard Requirements. The verbage on Sheet L1.01 is correct, but it appears that the ratio and #s for trees and shrubs were reversed. There should be 21 trees and 42 shrubs required for open yard. In addition, it appears that the direction of "Buffer Calculations" is incorrectly labeled "North", it should be labeled "West".

10. Curbing. There appears to be a lack of curbing around the Fire Lane. Provide curbing as required by Section 12.120.F.2.a of the UDO and mark per Fire Review comments.

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."

2. Please label all interior storm lines and detention basins as private. This includes the connection to the public storm inlet (i.e., the line is private up to the public curb inlet).

3. Please refer to the comments provided by Barton Reese concerning the erosion and sediment control plan.

4. Sheet C5.01: The sanitary sewer manhole appears to be covered-up by the note "adjust top".

5. Sheet C5.01: How much adjustment is needed for the sanitary sewer top? Please keep in mind that adjustment rings can only be used to the extent that the adjustment is less than or equal to one (1) foot. If additional adjustment is necessary, then a new cone section may be required.

6. Sheet C5.01: The meter well for the domestic water service should be located within an easement or the right of way. It appears it is shown outside the limits of the easement.

7. Sheet C5.01: A wet tap is shown for the private fire line. Please show a cut-in tee, with the likelihood of performing the work at night in order to minimize disruption of water services.
8. Sheet C5.01: The private sanitary sewer lateral should be shown with a standard locator wire and tracer box, extending to the right of way line (i.e., property line), or ten (10) feet, whichever is greater. Please see City standard detail SAN-1 for more information.
9. If the private fire lines are constructed as shown, an additional backflow vault will be required for the private fire line and fire hydrant shown to the south.
10. Sheet C8.01: Standard duty pavement typical section does not meet the Unified Development Ordinance Article 12.
11. Sheet C8.01: Please label the one (1) foot extension beyond the back of curb for base and subgrade construction. It is shown, but not dimensioned.
12. Sheet C8.01: Wherever "2% Max" is shown on the ADA-accessible sidewalks, please change this to read "1.50% Maximum Slope". This will provide some level of tolerance in the event that 2.00% is exceeded. If 2.00% slope is exceeded in the public portion of the ADA-accessible ramp, then it will be rejected.
13. Sheet C8.02: SW-1 should be removed in its entirety since it does conform to PROWAG.
14. Sheet C8.02: 1/4" per foot is specified for maximum cross slope on a sidewalk. This equates to 2.08%, which will be rejected for public sidewalks. This should be 1.50% to allow for construction tolerance. The City will reject any sidewalk with a slope greater than 2.00%.
15. Sheet C11.03: PVC Water Pipe Embedment Detail shows excavated material no larger than 2" compacted in 8" lifts from the bottom of the pipe to a point 1 foot above the top of pipe. Even though this is a private water line, improper backfill has a direct effect on the operation of the City water system. Please show the City standard trench detail.
16. Please specify KCMMB (min. 8") for the new commercial entrances, from the sawcut to the right of way line (minimum).
17. Please label the locations of the ADA-accessible ramps at the new commercial entrances. Please add a note which states "...truncated domes shall not be installed", or equivalent language (i.e., truncated domes are only necessary at public intersections).
18. The waiver to provide detention as requested by the applicant is currently under evaluation. Staff is recommending approval of the waiver. After the waiver is signed by the City Engineer, a copy will be provided to the applicant.
19. A landscape plan was not submitted. Please show locations of all City-owned utilities (i.e., water and sanitary sewer), and please maintain a minimum of five (5) feet distance between any mature tree trunk and the outside of any sanitary sewer line or water line. Shrubs and small ornamentals are exempt from this requirement, but please be aware that Water Utilities personnel will not replace these features in the event of future maintenance.
20. 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 site work cost, plus a \$100 per trip fee to observe and collect water samples. Items to include in the estimate are: 1) public and private storm lines greater than 6 inches diameter, 2) public and private storm inlets, junction boxes,

inlets, manholes, grated inlets, or other storm structures, 3) removal of existing stormwater line, 4) removal of existing stormwater inlets and junction boxes/manholes, 5) public and private water lines greater than 2 inches in diameter, 6) backflow vaults and backflow assembly, 7) gate valves, 8) water line tees, bends, and thrust blocks, 9) sanitary sewer connection to the main, 10) locator wire and tracer box installation for the sanitary sewer lateral, 11) manhole adjustment to grade, 12) KCMMB commercial entrances, 13) sawcuts for new approaches, 14) site grading, 15) parking lot preparation, including poor subgrade removal, compaction, and grading, 16) aggregate for parking lot, including the area one (1) foot beyond the back of curb, 17) subgrade stabilization or geogrid (if using asphalt) including the area one (1) foot beyond the back of curb, 18) pavement, 19) curb and gutter, 20) underground detention basins, 21) sidewalks (public only), 22) ADA-accessible ramps (less truncated domes), 23) erosion and sediment control devices and measures, 24) final restoration, including sodding, seeding, turf reinforcement mat, fertilizar, mulch, and topsoil.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. For information only- 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 503.2.1 - 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).

Fire lanes shall have a drivable surface width of 20 feet. Correct as needed where the width is measured from back of curb.

3. 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.

The shown signage is good, but needs to be extended out to the public-way. Curb painting in addition to minimal signage is allowed.

4. 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.

Show the location of the FDC.

5. For information only- Any additional commercial/residential development in the area will require a second access to Manhattan Drive or Strother Road.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@citlyofls.net

Pending