

PLANNING AND DEVELOPMENT

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

Date: Wednesday, March 16, 2016

To:

Applicant: INTEGRAL CONSTRUCTION SERVICES, INC Email: ICSSMO@SBCGLOBAL.NET Fax #: (816) 246-8177

Property Owner: NEWBERRY INVESTMENTS LLC Email: Fax #: <NO FAX NUMBER>

Engineer: QUIST ENGINEERING, INC - ROBERT WALQUIST Email: RWALQUIST@QUISTENGINEERING.COM Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016036
Application Type: Commercial Final Development Plan
Application Name: HT SOLUTIONS
Location: 1440 SE BROADWAY DR, 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 8-½"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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Clarify the ownership for this lot. Jackson County records indicate different ownership then what was submitted on the application.
2. When resubmitting, please omit the building permit drawings (mechanical, plumbing, etc.).

3. Within the Development Information Table on Sheet C200, include the FAR (floor area ratio) for the development (for each phase) and label the zoning as PI (Planned Industrial).

Also, include the parking calculations outlined in the UDO for Office/Manufacturing. For the office square footage, it's 4 spaces for every 1,000 sq. ft. of gross floor area and for the manufacturing area it's 2.5 spaces for every 1,000 sq. ft. of gross floor area. This totals 52 spaces required. If an alternate parking plan is proposed please refer to Article 12, Section 12.040, for the requirements for consideration.

4. Sheet C210 is missing from the plan set. This sheet is referenced on Sheet C200 in the Plan Notes section as the detail sheet for pavement, curbing, accessible sign information, retaining wall, and other items. Please provide this sheet. Also, please refer to Article 12, Section 12.120, of the UDO, for pavement detail requirements and CG-1 curbing requirements.

5. What is the height of the retaining wall? Retaining walls over a height of 4' (measured from the footing) are required to be engineered and require a building permit.

6. The accessible sign detail should reference R7-8 model. This sign has a white background and green border.

7. Make a note clarifying the 5-foot sidewalk along SE Hamblen Road is proposed and will be constructed as part of this project.

8. A landscaping plan was not submitted. Provide a sheet outlining the requirements in Article 14, of the UDO. When running the landscape calculations, the future addition square footage can be included in the building footprint.

9. Provide a typical for the dimensions of the parking stalls and the accessible aisle space. The accessible aisle space shall be 8-feet in width. The parking stalls shall be 9-feet by 19-feet. Where the head of the parking space abuts a six (6) foot sidewalk or curbed landscaped area, the length of the parking space may be reduced by two (2) feet to allow for vehicle overhang.

10. On sheet A-5, label the proposed colors for the building.

11. Provide a trash enclosure detail. Refer to Article 7 of the UDO for acceptable materials.

12. Indicate on Sheet A-5 the location of all exterior wall lighting.

13. Provide a statement indicating the location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. Elevations shall be provided as shown on the FEMA map.

14. Label the surrounding zoning and property ownership information on the plans.

15. Label the driveway width. The width shall be, at a minimum, 24-feet excluding curb and gutter.

16. Provide a photometric diagram indicating the foot candle levels through the site and at the property lines.

17. Provide the location, height, intensity and type of outside lighting fixtures for building and parking lots.

18. 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.

19. Identify whether ground mounted or roof top units are proposed.

20. Provide the location, size and materials to be used in all screening of rooftop and ground-mounted mechanical equipment.

21. Provide the location, size, and type of material of all proposed monument or freestanding signs.

22. Label the 15-foot sanitary easement that runs along the northeast side of the lot. Also adjust the "future addition" so it's out of this easement. The recorded plat for this lot indicates the easement that runs along the cul-de-sac bulb portion of the lot is a 10-foot utility easement rather than a 15-foot utility easement. The plat also has a 20-foot building line rather than a 30-foot building line. Please revise.

23. Is the intent to have the future phase approved during this final development plan review? If so we will need to see elevations for the future addition.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. An 8" KCMMB mix concrete approach is required for the new commercial entrance, from the sawcut to the right of way line.

2. Sheet C210 appears to be missing. This sheet is referenced as the location of the typical pavement details. Please see the new Unified Development Ordinance (UDO) Article 12 "Parking" for specific requirements for pavement thickness, aggregate base, and subgrade stabilization/geogrid. Please note that aggregate base and subgrade stabilization/geogrid must extend a minimum of 1 foot beyond the back of curb. This also applies to subgrade compaction to 95% proctor.

3. It appears a new sanitary sewer lateral is being proposed. It appears an existing sanitary lateral currently exists, and the question is why the existing lateral is not being utilized. If a new sanitary lateral is being proposed, then the existing sanitary lateral must be properly abandoned. The new sanitary lateral cannot be connected directly to the manhole, but rather, a distance of 4 feet minimum from the manhole on the downstream side.

4. Sheet C200 shows an MBOE of 996. Other sheets show a finish floor elevation of 1000.50. Please reconcile.

5. Please show the 100 year water surface elevation within the stormwater detention basin. This can be done graphically, but please show the elevation of the 100 year water surface elevation within the basin.

6. It is difficult to determine how the detention basin outlet structure will be constructed. Please show enough section views and plan view details to determine what is being proposed.

7. A toe wall appears to be missing from the flared end section discharging into the detention basin.

8. Sheet C600: There should not be any public water line extensions necessary for this project. The fire hydrant and fire line serving the building shall be considered private.

9. The backflow vault and backflow assembly must be installed as close to the public water main as possible, outside of any public easements or right of way, and generally within 6 feet of the right of way line or easement line on the private side (i.e., on private property).

10. The domestic water connection must be a separate corporation stop if less or equal to two (2) inches diameter. It cannot be connected to the private fire line as shown. This connection will be made by the City.

11. Please show the location of the domestic water meter on the plans. The domestic water meter must be located within an easement or right of way. The domestic water must be located in an area which is accessible to Water Utilities personnel for purposes of monthly meter-reading (e.g., near the commercial entrance).
12. Will there be a separate irrigation meter? The same standards for domestic water meters apply if this is desired.
13. Since no public water main is being installed, separate plans for the private fire line and fire hydrant and backflow vault are not required, but rather, should be included in the Final Development Plan submittal.
14. A landscaping plan did not appear to be submitted. In general, trees must be a minimum of five (5) feet from any City-owned utility (i.e., water and sanitary lines) as measured from the outside of the pipe to the outside of a mature tree trunk. Shrubs and small ornamental trees are exempt from this requirement, contingent upon the understanding that the City will not replace them in the event that future maintenance on the water or sanitary line is required.
15. If a new sanitary sewer lateral is going to be installed, locator wire and riser shall be required. Please see the City standard detail for this.
16. Sheet C300: The contour lines are "greyed-out", and it is difficult to determine what are the existing contours versus the proposed contours. Please darken the proposed contours, and lighten the existing contours. Please provide elevations of both.
17. Please provide information concerning the fill to be placed over the existing sanitary sewer line on the eastern edge of the project (i.e., near the detention basin). This will require that Record Drawings or elevation shots be obtained on the sanitary sewer invert elevations to determine their existing depth. It is preferred that a small profile view be shown of the existing sanitary sewer which includes the finish grade. The maximum depth of cover over the sanitary sewer line is fifteen (15) feet as measured from the top of the pipe to the ground surface.
18. It appears that a sanitary sewer manhole near the detention basin will be impacted by grading activities. What are the plans on adjusting this manhole to grade? Please be aware that manholes can only be adjusted one (1) foot vertically with adjusting rings. If the adjustment is greater than one (1) foot, a new cone section may be required.
19. It appears the detention basin outlet structure is within an easement. This is considered a Non-Allowed Use according to our encroachment policy.
20. What energy dissipation measures are being proposed at the end of the discharge for the detention basin? Please be aware there are issues with the design of this outlet structure which need to be addressed, and it is unclear what is being proposed at this location. At a minimum, rip rap will be required at the discharge point.
21. 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, plus a \$100 per trip fee for the observation and collection of water samples. Items to include in the estimate are: 1) stormwater lines greater than 6 inches diameter, 2) stormwater inlets, manholes, junction boxes, 3) water lines greater than 2 inches diameter, 4) fire hydrants, 5) backflow vault and backflow assembly, 6) thrust blocks, 7) valves and valve boxes/covers, 8) tees, bends, fittings, 9) grading to establish proper drainage, 10) grading for detention basin, 11) detention basin outlet structure, 12) detention basin water quality feature, 13) grading for parking lot, including estimate removal and replacement of unsuitable subgrade, cut, fill, and compaction, 14) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 15) aggregate base course, including the area one (1) foot beyond the back of curb, 16) pavement, 17) curb and gutter (CG-1), 18) sidewalk and leveling course, 19) KCMMB mix commercial entrance, 20) sanitary sewer abandonment, if applicable, 21) sanitary sewer wye connection, if applicable, 22) sanitary sewer

locator wire and riser in accordance with City standard detail, if applicable to new lateral, 23) flared end section, 24) toe wall, 25) rip rap, 26) erosion and sediment control devices and measures, 27) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments