



PLANNING AND DEVELOPMENT

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

Date: Wednesday, April 13, 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 8-1/2"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:

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| Planning Review | Jennifer Thompson (816) 969-1606 | Planner Jennifer.Thompson@Cityofls.net | Corrections |
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1. On Sheet C200 reference the document # for the 15-UE that runs along the northeast side of the lot. The recorded plat indicates this is Doc. No. I-1216671 in Bk I-2449, pg. 1466 and Doc. No.1 1216672 in Bk 1-2449, pg. 1470.

Also, 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, please revise.

2. On Sheet C210, clarify is the the straight back curb the same as CG-1 curbing?
3. On Sheet C210, label the material of the trash enclosure doors. The UDO requires a steel gate, painted to match the building it is to serve. Also, it appears the exterior of the trash enclosure will be brick, please confirm.
4. Is the sidewalk along the fronts of the building higher than the parking lot? Is there at least a 6" rise for the sidewalk? Bumper blocks are typically not allowed.
5. Sheet A-5 was not submitted and the comments related to sheet A-5 were not addressed.

Label the proposed colors for the building.
Indicated the location of all exterior wall lighting.

6. Provide a photometric diagram indicating the foot candle levels through the site and at the property lines.
7. Provide the location, height, intensity and type of outside lighting fixtures for building and parking lots.
8. 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.
9. Identify whether ground mounted or roof top units are proposed.

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| Engineering Review | Gene Williams (816) 969-1812 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
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1. Please see comment #2 from the applicant letter dated March 16, 2016. The typical pavement detail for asphaltic pavement is missing the subgrade stabilization or geogrid. Compacted subgrade is always a requirement in addition to the subgrade stabilization or geogrid.
2. Please refer to comment #3 of the applicant letter dated March 16, 2016. It appears that a sanitary sewer lateral to serve Lot 293 (i.e., the adjacent lot) is being utilized for this project, which is not allowed. It will be necessary to utilize the existing sanitary sewer lateral to the east, rather than this particular sanitary sewer lateral.
3. Please refer to comment #6 of the applicant letter dated March 16, 2016. Sufficient details are still lacking to show an inspector or contractor how to construct the detention basin outlet structure. A plan view with dimensions, a section view with dimensions, a side view with dimensions, including steel reinforcement details, and all other information needed was lacking. Finally, elevations were shown which do not make sense (i.e., 966.0 for the top of the "V", and 965.63 for the 100 year water surface elevation do not make sense.
4. Please refer to comment #9 of the applicant letter dated March 16, 2016. This comment was not addressed. The backflow vault and backflow assembly must be located as close to the public water line as possible (i.e., near the southeast corner of the property), outside any easements and outside any right of way. A gate valve is required immediately prior to the backflow vault and backflow assembly. The location shown is too far away to be effective in eliminating stagnant water from the City water system.
5. Please refer to comment #19 of the applicant letter dated March 16, 2016. It appears that a portion of the detention basin outlet structure is encroaching into the public easement.

6. Please refer to comment #20 of the applicant letter dated March 16, 2016. Rip rap should be specified as "...as per the City of Lee's Summit Design and Construction Manual" rather than as shown on the plans.

7. The Engineer's Estimate of Probable Construction Costs appeared low for the following unit price: 1) backflow vault and backflow assembly.

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| 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. Confirm the appropriate location of the backflow valve with PW Engineering.

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