

PLANNING AND DEVELOPMENT

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

Date: Friday, February 17, 2017

To:

Property Owner: TRD REAL ESTATE LLC

Email: tom@bobsight.com

Fax #: <NO FAX NUMBER>

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Jason@DavidsonAE.com

Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Paul@DavidsonAE.com

Fax #: (913) 451-9391

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017021

Application Type: Commercial Final Development Plan

Application Name: BOB SIGHT QUICK LANE

Location: 607 NW BLUE PKWY, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Planning and 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	Approved with Conditions
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1. Please confirm that the lights are full-cut-offs (at 90 degrees) per the lighting requirements of the UDO (see Sections 7.250.B for parking lot lighting and 7.260.B for wall lighting fixtures).

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It would appear that the stormwater report dated Feb. 1, 2017 includes drainage areas in the routing calculations, that are actually bypassing the detention basin. While this might be acceptable, please revise the report as appropriate to remove those areas which are bypassing the detention basin from the routing calculations. Alternatively, please revise the storm drainage plan to include these areas that currently show bypassing the detention basin.

2. It would appear the building roof drains are shown partially bypassing the detention basin since they are shown connecting to the pipe to the east of the project. Please consider connecting the roof drains to the portion of the storm line which drains to the detention basin.

3. Font size is too small when reducing to a half size plan set. This pertains particularly to the water lines, storm lines, and sanitary sewer lines.

4. Will the building be sprinklered? A fire department connection is shown, which would imply this is the case. If so, then a fire line should be shown, with a cut-in tee at the main, and a backflow vault and backflow assembly installed as per the Design and Construction Manual. The location of the backflow vault should be shown on private property, outside of any easement, and a gate valve on the fire line just prior to the backflow vault. A butterfly valve would be required on the 12" water main, on the south side of the tee.

5. Is there an existing sanitary service connection, and if so, where is it? If not utilizing the existing sanitary sewer connection, it must be properly abandoned at the main.

6. Please show the location of the water meter. It should be located either within right of way or an easement. It should be accessible to Water Utilities staff for monthly meter reading, and in general, the proposed location of the tie-in on Sheet C1.3 is acceptable.

7. Please correct the typographical errors for "fire hydrant".

8. The sizes shown for the western portion of the underground storm lines appear small. Have calculations been performed showing their adequacy to manage the stormwater?

9. Profile views of the underground stormwater system should be shown for storm lines greater than 6 inches in diameter. Please add the additional profiles as appropriate, along with the hydraulic grade line for the design storm.
10. Sheet C.2.1: The detention basin is shown as a "temporary stockpile area during construction". Typically, detention basins are the first item to be constructed on a project. If the basin is used as a temporary stockpile area, this will not be possible. There is concern that downstream complaints will be forthcoming if this plan is followed.
11. Sheet C4.2: Please show a 2.00% maximum cross-slope rather than a maximum 2% cross-slope. It is further recommended that 1.50% be shown, since any slope greater than 2.00% will be rejected by the City.
12. Sheet C4.3: Please remove the trenching and backfill detail for CMP pipe. CMP pipe is not specified on this project.
13. Sheet C4.3: Please show a typical curb and gutter section with the aggregate base and flyash stabilized subgrade/geogrid a minimum of one (1) foot beyond the back of curb.
14. Sheet C4.4: Trench and backfill technique for placement of silt fence is not allowed in the City of Lee's Summit. Only machine-laid, slit-method placement of silt fence is allowed. Please revise the plan as appropriate.
15. Sheet C4.1: It appears a commercial entrance detail is shown, but no commercial entrance is planned for this project. Please remove the detail, unless a new commercial entrance is planned. It should be noted, however, that a new commercial entrance may be required if the cross-slope across of the ADA-accessible route across the driveway is greater than 2.00%.
16. Sheet 4.2: Type A sidewalk ramp is shown, but it does not appear this will be constructed with this project. If so, please remove the detail.
17. The City standard detail for sanitary sewer connections did not appear to be shown. Please provide the most up-to-date standard detail for sanitary sewer connections, including the requirement that tracer wire and box be installed.
18. It would appear the site should utilize the detention basin as a sediment trap during construction. Please revise the plans to show how this will be achieved, and revise the erosion and sediment control plan to reflect these changes.
19. Sheet C1.2: The demolition plan appears to be missing the removal of the CMP entering and exiting the existing curb inlet. It would appear from a field visit that the CMP enters the curb inlet from the west, and perhaps the east. The CMP exits the curb inlet to the south. Please revise this sheet as appropriate.
20. Is the downstream RCP (i.e., off-site to the south) sufficiently sized to handle runoff from this site? Please provide calculations showing this pipe is sufficient to manage runoff from the site.
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, and calculated at 3% of the total, plus a fee for the observation and collection of water samples. Items to include in the estimate are: 1) grading to establish proper drainage, 2) storm lines greater than 6 inches diameter, 3) storm structures, including all inlets, boxes, etc., 4) water lines greater than 2 inches diameter, 5) gate valves, 6) butterfly valves, 7) thrust blocks, 8) valve boxes and covers, 9) tees and fittings, 10) backflow vault, 11) backflow assembly, 12) construction of the detention basin, 13) sanitary sewer connection and sanitary sewer lateral, 14) abandonment of existing sanitary sewer connection, 15) grading and compaction of parking lot, including the area one (1) foot beyond the back of curb, 16) aggregate base, including the area one (1) foot beyond the back of curb, 17) geogrid or flyash stabilized subgrade,

including the area one (1) foot beyond the back of curb, 18) curb and gutter, 19) pavement, 20) temporary sediment trap within the detention basin, 21) erosion and sediment control measures and devices, 22) tracer wire and box as per the City standard detail, 23) removal of existing CMP and existing curb inlet, and 24) final restoration, including sodding, seeding, 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. The plans call for the building to have an automatic sprinkler system, but a fire main and back flow valve are not shown. Show the location of both.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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