

PLANNING AND DEVELOPMENT

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

Date: Friday, March 24, 2017

To:

Applicant: LBP V LLC

Email: matcheson@ceahrealtors.com

Fax #: (816) 875-2302

Property Owner: LBP V LLC

Email: matcheson@ceahrealtors.com

Fax #: (816) 875-2302

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

From: Shannon McGuire, Planner

Re:

Application Number: PL2017058

Application Type: Commercial Final Development Plan

Application Name: LBPV-A

Location: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
<hr/>			
1. Please update the legal description on sheet C1.1. It should read "LOT 23A, LAKEWOOD BUSINESS CENTER ON I 470, LOTS 23A & 23B"			
2. Label the width of the public streets that run adjacent to this property.			
3. Label the width of the north driveway.			
4. Label the location of all gas and oil wells on the property. If none are present please cite source of information.			
5. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.			
6. Please provide the manufacture's specification sheets for proposed exterior lighting for both pole and wall mounted fixtures.			
7. 124 parking spaces are required, sheet A0.0 claims 125 are provided but I only count 124. Please verify the total number of parking spaces provided and correct the information if needed.			
8. The transitional landscaping buffer along the west property line does not meet the minimum buffer/screen requirements. Please provide a low impact screen that meets the requirements as outlined in section 14.200 of the Lee's Summit Municipal Code.			
9. The sign detail shows accessible parking signs with the dimensions of 0.9 inches tall by 0.6 inches wide. Accessible parking signs shall be a minimum of 12 inches by 18 inches.			
10. Please provide proof of submitted FAA Form 7460.			
11. Please label color to be used for painting the trash enclosure gate on sheet A6.2			

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
<hr/>			

1. Sheet C1.1: Label 8 points to the Fire Department Connection. Please add a label with the words "Fire Department Connection" so a user can determine where the FDC is located without reviewing the notes.

2. Sheet C1.1: Where is the property line? Is the sidewalk located in the right of way? If not, then a dedicated sidewalk easement will be needed.
3. A larger utility plan should be included showing a better rendering of the sanitary and water connections. As shown, it is difficult to determine what is being proposed, especially on a half size set of plans.
4. Sheet C1.1: A gate valve on the fire line near the tee and 12" water main, and another gate valve just prior to the backflow vault is needed. The domestic water tap should be shown just prior to the gate valve. It appears this is the case, but gate valves are not called-out, and it is difficult to follow the extremely small linework.
5. Utility Sheet (To Be Submitted): Please show the location of existing water valves on the 12" water main. If another valve exists which is less than 500 feet from the fire line tee, then an additional butterfly valve is not required on the 12" water main at the tee.
6. Where is the backflow vault going to drain? The required sump at the bottom of the backflow vault should either daylight, be tied to an inlet, or a large trench installed beneath the sump with clean backfill, and holes provided in the sump to drain into the trench.
7. Sheet C1.1: ADA-ramps at the commercial entrance and the intersection of Jones Industrial and Independence Ave. are labeled with the words "construct public ADA accessible sidewalk per City standards". This is a generic statement, and leaves the contractor and the City in the position of having to perform "in-the-field" design. Please provide detailed plans on each ADA-accessible ramp. Please remove truncated domes from the commercial entrance. Please review additional comments (below) for additional information on performing an adequate design for the ADA-accessible ramps.
8. All Sheets: The font appears too small for certain features, and is not legible at the half size. Please enlarge the font size on these features.
9. Sheet C1.1: It appears a light pole is installed on top of a public sanitary sewer main and within an easement. This light pole should be moved outside the easement and away from the sanitary sewer.
10. Sheet C3.1: Please indicate by a label that the storm system is "PRIVATE" on each profile view, and please indicate the pipe size on the profile view. N12 indicates the manning coefficient, not the pipe size.
11. Sheet C3.1: Where are the downspouts and headers located? It is difficult to determine using this sheet.
12. Sheet C4.1, C4.2, and C4.3: None of the details for ADA-accessible ramps comply with the City standards for design of ADA-accessible ramps. Please refer to Section 5300 of the City of Lee's Summit Design and Construction Manual for specific requirements. The City adopted the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) in October 2016, and these design standards do not follow the KCAPWA standards. In particular, please refer to the minimum requirements shown in 5304.8 for minimum design details required for each ADA-accessible ramp. Finally, please refer to Table LS-5 and LS-6 for design slopes, maximum slopes, widths, concrete thickness, concrete type, aggregate leveling course thickness, and general comments on each.
13. As indicated in earlier comments, generic design details for ADA-accessible ramps is not sufficient. Please provide a site-specific design for each ADA-accessible ramp, including the commercial entrance (without truncated domes), and the ramps at the intersection of Jones Industrial Drive and Independence Ave.

14. Please be aware of the decimal place when detailing the ADA-accessible ramps. The note "max 2%" is not the same as "max 2.0%". The design cross-slope should follow Table LS-5 (i.e., 1.5%). In other words, perform the design for 1.5%, and add a note stating "any as-built slope greater than 2.0% will be rejected by the City".
15. Sheet C4.1: Wings are shown on the ADA-accessible ramp at the commercial entrance. It does not appear this will be necessary. Please see previous comments, however, on the need for a site-specific detail for each ADA-accessible ramp.
16. Sheet C4.1: Concrete sidewalk is shown without the proper leveling course required in Section 5300 of the Design and Construction Manual. A minimum 4" aggregate base layer is required, and native compacted subgrade or sand is not acceptable.
17. Sheet C4.2: A site-specific ADA-accessible sidewalk ramp detail must be provided in accordance with the minimum design details required under Section 5300 of the Design and Construction Manual. Please be aware that the "Landing" is not necessary. Only the ramp and transition are required. In other words, this detail (from KCAPWA) is not used by the City of Lee's Summit, and is superceded by Section 5300 of the Design and Construction Manual.
18. Please add a note stating that the water line beneath Jones Industrial Drive shall be bored. Casing carrier pipe is not required.
19. Sheet C4.3: The grated inlet design is incomplete. The City Engineer is not going to specify the type of grate design.
20. Sheet C4.3: Is CMP or RCP being used on this project? If not, then remove the trenching detail for CMP and RCP.
21. Sheet C4.3: The trenching detail for HDPE indicates that backfill under pavement (existing or proposed) follow SD-9 or SD-11. Neither of these details were provided in the plans. Please include a detail for these scenarios. (Please be aware that certain City standard details are in the process of being updated, and as such, cannot be referenced in the plans).
22. Sheet C4.3: None of the generic ADA-accessible ramp details follow the City standards specified in Section 5300 of the City of Lee's Summit Design and Construction Manual. None of these ADA-accessible ramp types appear to be relevant to the three (3) ramps being installed as part of this project. Please refer to previous comments concerning the need for site-specific details for each ramp which meet the minimum design requirements contained in Section 5300 of the City of Lee's Summit Design and Construction Manual.
23. Sheet C4.3: The fire hydrant detail does not match the City of Lee's Summit standard drawing. It is missing critical dimensions such as the distance from the centerline of the hydrant to the back of curb, concrete pad (not bricks), granular fill beneath the fire hydrant, connection to the main, etc. Please review WAT-7 and WAT-8 for specific requirements, and please consider scanning these standard details and placing within the plan set.
24. Sheet C4.3: The pipe encasement detail does not follow WAT-4 in the City of Lee's Summit standard drawings. Please refer to this detail. If not used on this project, then please remove the detail entirely.
25. Standard detail WAT-9 (i.e., Valve Stem Extension and Valve Box") was missing from the plan set.
26. Standard detail WAT-11 (i.e., Service Connection/Meter Well") was missing from the plan set. A detail for the meter and connection was provided, but was missing information, notes, and linework shown on the standard drawing WAT-11.

27. Sheet C4.4: The asphaltic concrete pavement detail does not meet the Unified Development Ordinance (UDO) Article 12, "Parking" in terms of subgrade stabilization and/or aggregate base. Please review the UDO Article 12 for specific requirements. Please be aware that a geotechnical report, if used to support a different design than shown in the UDO, will need to be provided to the City for review. The report must state that the alternative pavement section is equivalent or better than the standard pavement section specified in the UDO Article 12, "Parking".

28. Sheet C4.4: The double check backflow preventer detail does not meet the standards set forth in City standard drawing WAT-12. The detail is missing several key elements, and also includes a fire department connection which is only allowed on a case-by-case basis, and only after a special design has been submitted. It is recommended that WAT-12 be scanned and inserted into the plan set.

29. Sheet C4.4: A detail must be provided showing a section of CG-1 curb and gutter, along with asphaltic concrete section, the aggregate base, and geogrid or subgrade stabilization a minimum of one (1) foot beyond the back of curb.

30. An 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 sitework. Items to include in the estimate are: 1) grading of the entire site to establish proper drainage flow patterns, 2) grading for the parking lot, including poor subgrade removal and replacement, and compaction, 3) water lines greater than 2" diameter, 4) water valves, 5) thrust blocks, 6) saddle blocks, straddle blocks, 7) fittings, including bends, tees, crosses, etc. 8) backflow vault and backflow assembly, 9) fire hydrants, 10) private sanitary sewer line, 11) storm lines greater than 6" diameter, 12) storm manholes, inlets, and junction boxes, 13) connection of storm sewer to existing box(es), 14) ADA-accessible ramps, 15) sidewalks on public right of way or sidewalk easement, 16) KCMMB commercial entrance, including sawcuts, etc., 17) parking lot subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 18) parking lot aggregate base, including the area one (1) foot beyond the back of curb, 19) parking lot pavement, 20) curb and gutter, 21) erosion and sediment control devices, measures, temporary construction entrances, silt fence, etc., and 22) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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.

For information only.

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