



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Wednesday, February 28, 2018

To:

Applicant: WSKF ARCHITECTS INC

Email: RKUHL@WSKFARCH.COM

Fax #: (816) 300-4102

Engineer: Bartlett & West

Email: casey.colbern@bartwest.com

Fax #: <NO FAX NUMBER>

Property Owner: PREMIERLIFE REAL ESTATE
HOLDING

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2018022

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT FIRE STATION #3

Location:

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 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 Development Services 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

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.

For information only.

2. 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.

Action required: Show the location of the FDC on the building.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please show the proposed 5' sidewalk extended to the west property line.
2. Please label the width and depth of all proposed parking stalls, including the width and depth of ADA stalls and required isles.
3. Please label the locations of all oil and/or gas wells within the subject property. If none are present please add a note to the plans stating so and cite the source of your information.
4. Is any roof top mechanical equipment being proposed? Is any ground mounted mechanical equipment (aside from the transformer and generator) being proposed? If so please show the location on the plans along with the screening method to be used.
5. Please note that all vegetation proposed for screening must be at a minimum the same height of the mechanical equipment to be screened at the time of planting.
6. The subject property and adjacent properties are currently zoned RP-3. This is a residential zoning. Per the UDO requirements all parking lots (including drive isles) must be set back a minimum of 20' to any residential use or district. The proposed parking on the east side of the project is showing a 0' shared drive isle. As it is currently zoned this is not allowed. If the subject property and adjacent property were to be rezoned to a commercial zoning district the proposed layout could be approved.
7. Sheet C8.0 shows 6' to the bottom of the proposed ADA sign. Per UDO requirements the bottom of the sign shall be 3'-5' above the ground. Please update the plans accordingly.

8. Please label the color and material to be use for the trash enclosure gate.
9. Please provide the manufacture's specification sheets for all proposed lighting to be used.
10. A final plat must be submitted and approved prior to the issuance of any building permit.
11. Please provide a completed ownership affidavit form.

Mike Weisenborn 02/28/2018 3:26 PM - I have provided an affidavit to JKV for completion.

12. A high impact buffer is going to be required along the south and west property lines due to the residential zoning and uses.
13. Please label the monument sign height.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Micro Storm Water Drainage Study" dated Jan. 16, 2018 (hereinafter referred to the Detention Study) appears to show the allowable release rate for the 2 year storm event will be exceeded.
2. The Detention Study discusses the undetained portion on the western portion of the site "...maintains the original drainage pattern of the watershed." What was the original drainage area before grading? What is the proposed drainage area after grading and re-routing stormwater to the various facilities? If it can be shown the the original drainage area's allowable release rate is not exceeded by the modified drainage area, then it would be acceptable to allow this portion to flow undetained. Without supporting documentation, however, it is difficult to determine. Please clarify.
3. It does not appear that any pipe sizing, orifice sizing, or weir sizing was provided in the Detention Study. In addition, it does not appear any elevation or location information was provided showing the geometry of the detention basin outlet structure, and how it relates to the stormwater report. In other words, it appears the Detention Study is a summary of findings rather than contain all the necessary information. Please provide this information within the revised Detention Study.
4. The Detention Study discusses the dry detention pond having 3:1 side slopes. Section 5600 of the Design and Construction Manual requires that one fourth of the perimeter of the detention basin include side slopes no greater than 5:1.
5. The Final Development Plan appears to be incomplete in terms of the required infrastructure necessary to complete this project. As such, this review will be cursury in nature.
6. Has a Minor Plat or Final Plat been submitted for this project?
7. It appears there are discrepancies in the City street plans versus that what is shown in the Final Development Plan. Curb elevations do not reconcile, curb return radii do not reconcile, and from the Final Development Plan, it appears these features will be installed as part of the Final Development Plan. Please make it clear who will be installing the various features shown near the road, including ADA-accessible ramps, commercial entrances, sidewalk, etc.

8. Sheet C2.0: Rip rap is shown within the detention basin, with no corresponding calculations showing how the area was calculated. In addition, it does not appear any dimensions, including width, length, depth, and rip rap size, was provided anywhere within the plans.
9. Sheet C2.0: A "water service" is shown crossing the unnamed road to the north. Who is this serving, and why is it shown? The City does not allow the installation of domestic water lines when no business or residence is being served.
10. Sheet C2.0: There is a note referring to "Sheet C7.0 for more utility information". Sheet C7.0 appears to be a landscaping plan, not a utility sheet. There are at least two (2) instances where this mistake is made.
11. Sheet C2.0: There is a note in the northwest portion of the project concerning the placement of a fire hydrant. It is not clear where the fire hydrant is being placed, and it is not clear by whom the fire hydrant is being placed.
12. All Sheets: What are the dashed lines near the edge of the property? Are these easements? Are they building lines? Please label these dashed lines, and make them different linetype if they represent different features.
13. Sheet C4.0 Grading Plan: There are numerous issues with this sheet, including the call-out of what appears to be insufficient slope. Normally, 2.0% slope is required in a grassed-area. It appears this is not achieved in several areas of the site.
14. Sheet C4.0 Grading Plan: No contours are evident in the area between the two (2) commercial entrances, and in the vicinity of the field inlets. Please show the grading in this area, and please show how the area will be graded to drain towards the field inlets. Please show the field inlets on this sheet since this provides a necessary frame of reference for the grading plan.
15. A sanitary sewer service is shown extending to the north. There is no sanitary sewer line to the north.
16. Sheet C4.0 Grading Plan: The detention basin does not appear to meet the 20 foot rule. The 100 year water surface elevation should be a minimum of 20 feet from the property line.
17. Sheet C4.0 Grading Plan: Where are the limits of the 100 year water surface elevation within the detention basin? What is the 100 year water surface elevation within the basin? Without this information shown graphically on the plans, it is difficult to determine whether the 20 foot rule is met.
18. Sheet C4.0 Grading Plan: The bottom of the detention basin shows insufficient slope. A 2% minimum slope must be provided within the detention basin.
19. Sheet C4.0 Grading Plan: Where is the required sediment forebay? A sediment forebay is required to conform the the MARC manual for the 90% mean annual event, in order to facilitate sediment removal on a period basis.
20. Sheet C4.0 Grading Plan: There does not appear to be any side slopes with 5:1 or less slope around the detention basin. The Design and Construction Manual requires a minimum of 1/4 of the perimeter be at 5:1 slope or less.
21. Sheet C4.0 Grading Plan: Straw bales are referenced in the notes. The City of Lee's Summit does not allow straw bales for erosion and sediment control.
22. Sheet C4.0 Grading Plan: The notes call out the maximum cross-slope of sidewalks being 2%. The maximum design cross-slope in the City of Lee's Summit is 1.5%, not 2%.

23. A separate storm sewer sheet must be provided, showing the plan and profile view of all storm lines greater than 6 inches diameter.
24. Sheet C5.0 Utility Plan: Where is the off-site stormwater system exiting the detention basin? It was not shown. A plan and profile is required for this private stormwater feature.
25. Sheet C5.0 Utility Plan: Where is the off-site "temporary" sanitary sewer? The plan shows a connection to the north, and there is currently no sewer existing at this location.
26. Sheet C5.0 Utility Plan: Profile view for all storm lines greater than 6" must be provided, preferably with a separate plan view for each.
27. Sheet C5.0: No further review of this sheet will be completed. The utility plan is incomplete, and the above review comments should be considered cursory in nature.
28. Sheet C5.0: Note 10 is incorrect. Sanitary sewer mains must be at least ten (10) feet from any storm sewer. This requirement was changed by the MDNR.
29. Sheet C5.0: Note 5 is incorrect. The maximum time period is eight (8) hours for a disconnect of water service to occur, and this is contingent upon the work being performed at night.
30. A Stormwater Pollution Prevention Plan (SWPPP) shall be required prior to formal approval of the plans. Two (2) copies are required.
31. Sheet C6.0: The trench and backfill method for silt fence installation is not allowed in the City of Lee's Summit. All silt fence installation shall be performed using machine-laid methods.
32. Sheet C6.0: Will the detention basin be utilized as a sediment basin or trap? If not, why?
33. Sheet C6.0: Why is silt fence shown around the detention basin? It does not appear to serve any purpose, other than directing water around the perimeter and toward the residences to the south.
34. Sheet C6.0: No further review of this sheet is being performed. It appears incomplete and does not appear to meet its intended purpose of limiting off-site migration of sediment to adjoining properties and storm sewers.
35. No design details were provided for the detention basin outlet structure. Please be aware that all aspects of dry detention basin design must be addressed, including sizing of weirs, orifices, anti-clogging measures, construction of the outlet structure, sizing of orifices or perforated risers for water quality events, etc. The design must also show the method of construction of the
36. If any ADA-accessible ramps are installed as part of this project, then a specific design is required which conforms to the minimum information and design criteria listed in Section 5304 of the Design and Construction Manual. The City no longer allows for design of these features in the field. Please be aware of the City's requirements in terms of cross-slope (i.e., no more than 1.5%), and ADA-accessible ramp slope (i.e., no more than 7.5%). These design parameters are more stringent than PROWAG, and must be included in the design of ADA-accessible ramps and ADA-accessible routes.
37. A concrete curb and gutter detail was missing. CG-1 curb and gutter is required. The curb and gutter detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. If asphaltic concrete is used, which does not appear to be the case, please see the Unified Development

Ordinance, Article 12 "Parking" for specific requirements concerning pavement thickness, aggregate base, and subgrade stabilization or geogrid.

38. Details were not provided for sanitary sewer cleanouts, water meters, sanitary sewer wye connections, manhole frame and lids for stormwater facilities with the word "STORM", manhole frame and lid details for sanitary facilities with the word "SEWER", water valves, water valve boxes, trenching and backfill detail for storm lines, sanitary sewer lines, or water lines, or trench checks for sanitary sewer lines.

39. A permanent off-site easement shall be required for the temporary sanitary sewer line to be installed to the southeast. This shall be required prior to approval of the Final Development Plan.

40. A permanent off-site easement shall be required for any off-site stormwater lines installed to the east of the detention basin. It is anticipated this line shall be a private storm line, contained within a private drainage easement. This easement shall be required prior to approval of the Final Development Plan.

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