

PLANNING AND DEVELOPMENT

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

Date: Friday, July 20, 2018

To:

Property Owner: CHOYCE LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018109

Application Type: Commercial Final Development Plan

Application Name: LOT 293 NEWBERRY LANDINGS FIRST PLAT

Location: 1450 SE BROADWAY DR, LEES SUMMIT, MO 64081

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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SCALE.

- The scale on Sheet C.001 is 1"=40', not the listed 20'. Revise.
- The scale on Sheet C.101 is 1"=20', not the listed 10'. Revise.
- Check the all listed scales on the plans sheets.

2. STREETS. Label the Hamblen Rd ROW width on Sheet C.100.

3. SIDEWALKS. A 5' sidewalk shall be provided along SE Hamblen Rd.

4. PARKING SPACE DIMENSIONS. The 3 northernmost parking spaces do not meet the minimum 17' depth (measured to the face of the curb) for spaces that have an adjacent 6' sidewalk at the head of the spaces that allow for overhang.

5. WALL LIGHTING. The building elevations only appear to show two fixtures for the entire building, located on the front of the building. Show all other proposed wall-mounted light fixtures, if any, on the building elevations to the extent possible. Wall-mounted fixtures shall comply with Section 7.260 of the UDO. Provide manufacturer specifications of the light fixtures for review.

6. PARKING LOT LIGHTING. Parking lot lighting shall be provided for the development in accordance with Section 7.250 of the UDO. Provide manufacturer specifications of the light fixtures, as well as a light pole and base detail, for review.

7. PHOTOMETRIC PLAN. Provide a photometric plan in accordance with Section 7.230 of the UDO.

8. MECHANICAL EQUIPMENT. Show the location of all proposed ground- or roof-mounted mechanical equipment on the site plan or building elevations, as is applicable. Mechanical equipment shall be totally screened from view up to the height of the units in accordance with Section 7.180.E and F.

9. SIGNS. Show the location of any proposed monument sign on the plans to review for any conflicts with public water, sanitary sewer and storm water lines.

10. BUILDING ELEVATIONS.

- A minimum 50% of the building facade facing Hamblen Rd shall use rough-textured metal panels or approved materials listed under Section 7.170.A of the UDO.
- To meet the four-sided architecture requirement, additional architectural details shall be incorporated into to the north (right) and west (rear) building elevations. Horizontal and vertical elements shall be used to break up the large wall planes.

- The site plan shows a loading dock/platform on the north side of the building. How is this loading area accessed from the building. The building elevations do not show any overhead or man doors on the north building elevations.

11. LANDSCAPE PLAN.

- The street frontage tree and shrub requirement also applies to the SE Hamblen Rd frontage. Revise the landscape calculations and plan accordingly.
- Do not exclude the parking and other paved area from the open yard tree and shrub calculations. Only the building footprint area can be deducted from the total lot area for this calculation. Revise.
- All disturbed open area not otherwise covered with landscape material shall be sodded. Seeding is not allowed.

12. SITE DATA TABLE.

- List the total building floor area, inclusive of the mezzanine.
- To determine the minimum parking requirement, break out the gross floor area by office space and warehouse/storage space.
- List the number of required and provided parking spaces. The office space shall be calculated at 4 spaces/1000 sq. ft.; the warehouse/storage space shall be calculated at 1 space/1000 sq. ft.

13. TRASH ENCLOSURE. Will there be an outdoor trash receptacle? Dumpsters shall be housed within a trash enclosure with masonry walls and solid steel gates painted to be compatible with the building it serves.

14. FENCE DETAIL.

- The plans call out the use of a 6' tall metal fence that secures the loading area. Provide a detail of the metal fence. If barbed wire is intended to be used at the top of the fence, no more than 3 strands of barbed wire are allowed. The barbed wire shall be placed no lower than 6' above grade.
- Sheet C.100 include a detail of a 6' vinyl fence. Where is this fence proposed to be located and for what purpose? Is any outdoor storage proposed with this building? If so, any outdoor storage area shall be totally screened from view on all sides using 6' vinyl fencing.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. A more in-depth review will be completed when additional storm sewer information is provided.
2. Clearly show and label all easements throughout the plan set.
3. Sidewalks are required along SE Hamblen Road and SE Broadway Drive. Please show and label throughout the plan set. Include a detailed design of the ADA sidewalk ramps at the commercial entrance to SE Broadway Drive.
4. Include storm sewer profiles in the plan set. Show all crossings provide adequate separation as required.
5. Include detention basin information, such as overflow spillway, in the plan set.
6. Revise the fire and domestic water line layout to meet the requirements of Section 6901 in the Design and Construction Manual, particularly location of domestic tap, backflow vault location, and water meter location.
7. Label the 100-year Water Service Elevation throughout the plan set.

8. Sheet C.001: Revise General Note 4 to refer to Development Engineering at 816-969-1200 and remove the Storm Sewer note, it does not apply.
9. Sheet C.001: Revise the vicinity map, the streets are not visible. The FIRMette is not required, just a note regarding location of project to floodplain referencing the map number and effective date.
10. Sheet C.050: Provide inlet protection for existing inlets with Phase 1 erosion and sediment control.
11. Sheet C.100: The commercial entrance and curb standard details included do not meet City requirements. Replace with the City's standard details.
12. Sheet C.201: Provide top and bottom wall elevations for all walls. Clarify what is a retaining wall and what is an extension of foundation (stem wall).
13. Sheet C.400: The orifice plate detail, plan view, and Storm Water Drainage Study all show different orifice size. Revise as needed.
14. Sheet C.400: The orifice plate detail and plan view show different pipe sizes. Please revise.
15. Sheet C.400: The water line under the street will need bored. Please add the appropriate notes.
16. Sheet C.400: Verify that the proposed connection to the existing storm sewer structure meets angle requirements.
17. Sheet C.401: Remove structure details, they are not applicable. Include City standard details for all proposed work.
18. Storm Water Drainage Study: The body of the report contradicts itself regarding the detention meeting APWA 5600 requirements. In general, the report is insufficient. Expand the body of the report to clearly define both existing and proposed conditions, along with how detention and water quality requirements will be met. The watershed model schematic is blank, sheet C.301 is referenced but is not in the report or plan set, and the word "calculations" is misspelled on the Hydroflow cover sheet.
19. Submit the SWPPP and Engineer's Estimate of Probable Construction Costs.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. Sidewalk is needed in compliance with standards.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 2012 IPC 708.3.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 8 inches and larger, manholes shall be provided and located not more than 200 feet from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet apart. Manholes and manhole covers shall be of an approved type.

Action required: Revise plans to show cleanouts no further than 100' apart. Cleanout is also required near point of entry. Coordinate with building design.

2. 2012 IPC 605.4 Water service pipe. Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. (see code for additional requirements).

Action required: Specify water service piping sizes and materials for all sections of piping including between tee and water meter and between water meter and building entry.

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 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Where will the dumpster be located?

3. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.