

PLANNING AND DEVELOPMENT

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

Date: Thursday, August 16, 2018

To:

Property Owner: CASE ENTERPRISE LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2018133

Application Type: Commercial Final Development Plan

Application Name: LOT 295, NEWBERRY LANDINGS, 1ST PLAT

Location: 1445 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 8-1/2"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:

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

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. 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. If the FDC is located near the NW Corner of the building, the FDC will be within 100' of a public hydrant and the private hydrant can be eliminated.

3. 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.

A dumpster enclosure is not shown. Will there be one?

4. 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.

A Knox box will be required over the FDC.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. Please label the width of the sidewalk between the parking stalls and proposed building.

2. Please label the location and width of all proposed easements.

3. Please label the required parking lot and building setback lines with dimensions.

4. Please label the width of the proposed curb cut/driveway.

5. Sheet C.100 shows details for a retaining wall but none seem to be proposed on the plans. Please check this and update the sheets accordingly.
6. All parking lots that contain 11 or more stall shall provide lighting. Please provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots. See UDO section 7.250 for requirements. Please also submit a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
7. Please 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. If you will be proposing pole mounted lights please ensure details are provided.
8. Are any freestanding signs being proposed? If so please provide the details.
9. Sheet A200 only shows 3 out of the 4 elevations of the proposed building. Additionally, the "side elevation" is missing labels indicating what materials are being proposed. Please submit elevations that are accurately labeled with the proposed colors/material to be used and accurately depict all elevations of the proposed building.
10. Where will the mechanical equipment be located? If it will be roof top mounted please show the location, size and materials to be used in all screening of rooftop mechanical equipment. A dashed line indicating the roof line and rooftop mechanical equipment will be required as well.
11. Please add the number of required and proposed parking spaces to the land use table on sheet C.001. Please include information on the breakdown used to calculate the required parking, i.e. Sq. ft. of office vs. sq. ft. of warehouse.
12. Is a trash dumpster being proposed to server this property? If so please provide a detailed drawing of the enclosure and screening methods to be used in connection with trash storage containers.
13. All parking stall shall be 9' wide x 19' deep. A stall may be 9' wide x 17' deep parking spaces the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. These measurements are measured to the face of the curb. Sheet C.101 appears to show the stalls as measured to the back of the curb. Please update the plans to comply with the UDO requirements.
14. Please provide information and details on what the gravel area on the north side of the building will be used for.
15. Sheet C.100 appears to show a fence is being proposed to enclose the gravel area on the north side of the building however no details are provided. Please submit information and details on what is being proposed. Any proposed outdoor storage area shall be screened in accordance with UDO section 8.140.C.
16. Industrial buildings shall incorporate 4 sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same or similar materials on all building facades. Please update the proposed elevations to meet this UDO requirement.
17. The planting schedule on sheet C.100 has a note about phasing of the landscaping. Nothing on the plan seems to indicate that the project will be done in more than a single phase. Please update the plan to reflect consistent information.

1. Sheet C.001:

- Label building lines and easements on this sheet and throughout the plan set.
- Show and label the 40-hr extended detention basin on this sheet and throughout the plan set.
- Show and label the Max WSE for the 40-hr extended detention basin throughout the plan set.
- Revise the Oil – Gas Well note to reflect the correct source. The Impact Study referred to is by Edward Alton May, Jr., not Edward Alton. Please update this in your system, as this comment has been made many times on your plans.
- Revise the Sanitary Sewer Service note, the existing sanitary is located on the south side of the property.
- Revise the Storm Sewer note, 40-hr extended detention is included.

2. Sheet C.051-C.052: Include inlet protection for the existing inlets on the street.

3. Sheet C.100:

- A retaining wall detail is included. Where is a retaining wall located on this project?
- Include the City's standard details for Commercial Drive and Curb & Gutter in the plan set.

4. Sheet C.200:

- There is a 997 proposed contour just north of the basin that appears incorrect. Please revise on all applicable sheets.
- Please extend the existing contours across the property line to the north to more clearly understand the existing conditions on all sheets showing contours.
- Please extend the view to the south to more clearly see how the proposed contours tie back into existing contours.

5. Sheet C.300:

- Revise this sheet to match any revisions to the Storm Water Drainage Study.
- How will erosion be prevented at the roof drain outlet? Is the intent to have an end section at this location?
- Show and label the overflow spillway, along with provided freeboard to top of embankment. Verify the design volume can pass over the spillway in case of a clogged outlet.

6. Sheet C.301:

- Include note that "Doghouse Structures" are not allowed.
- Add pipe information for the existing pipe downstream of JB 1-1 in the Profile view.
- Include the design storm HGL in the Profile view.
- Include storm sewer calculations.

7. Sheet C.400: Label the sanitary stub as "Existing."

8. Sheet C.401:

- Replace the APWA storm sewer details with the City's standard details.
- Add the backflow preventor vault standard detail to the plan set.
- Add APWA Erosion and Sediment Control standard details to the plan set.

9. Storm Water Drainage Study:

- Please proofread the body of the report prior to resubmission. Many of the sentences contain incorrect wording, making them difficult to read.
- Detention is required for this lot unless a waiver is requested and approved. The report will need to provide calculations that you will then use to explain why a waiver should be granted.
- A waiver must be requested and approved if any onsite drainage flows offsite undetained. DA 3 will require a waiver as designed.
- The report contradicts itself on whether or not APWA 5600 requirements have been met. They are required to be met except where waivers are granted.
- Please expand the narrative to clarify that 40-hr extended detention is being provided for the water quality storm event. Is this basin intended to serve any other purpose? If so, how does that impact the detention waiver request?
- The minimum single outlet orifice size allowed is 4 inches. Please revise the 2 inch orifice accordingly.
- Include calculation summaries in the narrative, as well as the maximum water surface elevation for the proposed basin.
- Exhibits listed as included, drainage map and detention plan, have not been included.
- Please differentiate more clearly throughout the report between detention for peak attenuation and 40-hr extended detention for the water quality event.

10. 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
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. 2012 IPC 708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. (see code for additional information)

Action required: Provide cleanout at point where sewer leaves building.