

DEVELOPMENT SERVICES

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

Date: Wednesday, March 20, 2019

To:

Property Owner: TUSTIN 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: PL2019095

Application Type: Commercial Final Development Plan

Application Name: Reece & Nichols

Location: 222 SW MAIN ST, LEES SUMMIT, MO 64063
207 SW MARKET ST, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the dimensions of the ADA aisle.
2. All parking lots containing 11 or more stalls must be illuminated. Please provide details and a photometric plan that complies with this UDO requirement.
3. Please provide the manufacture's spec sheets for all proposed exterior lighting fixtures.
4. Please identify if the mechanical equipment is to be rooftop mounted or ground mounted. Please show the Location, size and materials to be used in all screening. A dashed line indicating the roofline and rooftop mechanical equipment is also required. Please also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
5. Please label the building materials and colors proposed to be used on the exteriors of the building on 207 SW Market St.
6. On sheet C.001 in the site data table, please update the current/proposed zoning to reflect the correct zoning district, CBD.
7. Please provide a land use table that indicates the below information for each lot independently.
 - Total floor area
 - Number of dwelling units
 - Land area
 - Number of required and proposed parking spaces
 - Impervious coverage
 - Floor Area Ratio (FAR)
8. Parking lots shall be set back a minimum 6' from the side or rear property line when not part of shared parking and/or cross access. This commit was brought to your attention in the Applicant's Letter dated August 1, 2018. Since a modification was not requested or granted, the parking lot/turnaround area along the north property line must meet the UDO requirements.
9. Parking lots with 51- 75 stalls shall provide a minimum of 3 ADA complaint parking spaces. Of these three, 1 must be van accessible.
10. An easement for pedestrian access is needed for the sidewalk that runs adjacent to the north property line of Lot 1.
11. Staff would like to see the first floor of 207 SW Market St raised to a minimum of 14'.
12. Staff is fine with the massing of the proposed building at 207 SW Market St but would like to see some of the architectural elements changes so the two buildings are not so similar. As an example, the cast stone band between the two levels could be removed and replace with a soldier course of brick and/or the top crown molding could be replaced with an accident of brick corbelling.

13. Please provide details for the 2nd story residential units at 207 SW Market St.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Separate plans are required for the public sanitary sewer relocation. Design considerations should include the apparent proximity of the public water main to the proposed sanitary sewer line, which appears to be less than 10 feet.
2. Sheet C.050, C.051, C.052: A gutter buddy is shown in the right of way. All erosion and sediment control measures must be contained on-site. Please delete this feature.
3. Sheet C.100: "Brick Streetscape" is shown, with no corresponding reference to any specific design details included elsewhere in the plan set. The details must be referenced on this sheet, and provided elsewhere in the plan set. Items to include are: 1) brick pavers with sand underlayment and minimum 4" concrete underlayment beneath the sand layer, with drainage weepholes to facilitate drainage, 2) final placement of pavers to be finished with a sand layer broomed into the joints, 3) pavers to match the existing brick pavers in the downtown area, 4) streetscape trees and planter boxes, 5) streetscape lighting details.
4. Sheet C.100: "New ADA Ramp" is called-out in several locations, with no corresponding reference to a specific design detail contained elsewhere in the plan set. Please call-out the design detail, and provide a site-specific design for these features. Please provide the information required under Section 5304.8 of the Design and Construction Manual.
5. Sheet C.100: "Asphalt" is called-out, with no specific reference on this sheet to the typical section view of the pavement design. Please provide a reference to the pavement design, and include this design/typical section elsewhere within the plan set. Please be aware that the Unified Development Ordinance (UDO) has specific design requirements for pavement.
6. Sheet C.100: CG-1 curb and gutter is called-out with no specific design reference. Please call-out the sheet and detail concerning this feature, and also include a detail showing the extension of the aggregate base and geogrid/subgrade stabilization being extended a minimum of one (1) foot beyond the back of curb to prevent rotation of the curb and gutter.
7. Sheet C.100: A note stating "relocate light pole" is shown, with no corresponding reference to how and where this is to take place. Please provide a specific reference to the sheet and detail number of this relocation, and include a details necessary to complete the work, including, but not limited to, brick paver repair/replacement.
8. Storm Sewer Upgrade Comments: The storm line should be designated as "private" for the entire length (i.e., from the new private curb inlet, to the public storm sewer manhole in the middle of Main St.). We do not feel there is a need to construct a new curb inlet at the location shown, but rather, a junction box or manhole.
9. Since the new storm line would be considered private as discussed above, the plans should be revised to include all necessary design details concerning the placement of the junction box/manhole, concrete panel removal and replacement (including dowels and rebar locations and sizing), subgrade compaction, traffic control, streetscape removal and replacement, lighting relocation, and all other design details necessary to complete the work.
10. It is possible that the water line may conflict with the installation of the storm sewer as described above. It appears the storm sewer manhole in the middle of Main St. is relatively shallow.

11. Sheet C.302: Where are the roof drains serving the building on Lot 1?
12. Concerning the note above, the City will not allow the free discharge of roof drainage across the sidewalk or brick pavers.
13. Sheet C.400: As previously discussed, the public sanitary sewer main relocation must be provided on a separate plan set. One item to consider during the design of this sewer, is the proximity to the existing water line. A minimum of 10 feet horizontal distance is required from the outside of the sanitary sewer, and the outside of the water line.
14. Sheet C.400: Is the "San. Stub" shown at the sanitary sewer main in the alley an existing or proposed stub? Please clarify. If proposed, then please specify a wye connection, and provide specific notation concerning the standard detail (which was not provided in the plans).
15. Sheet C.400: The domestic water line and fire line are shown, but there are no specific design details concerning panel removal and replacement to accommodate these connection points. The City will not allow a piecemeal approach to water connections, but rather, full panel removal and replacement. Since you are already removing panels to accommodate the new storm sewer, it may be beneficial to consider a new location for the domestic water line and fire line connection points, to coincide with the panel removal and replacement for the storm sewer.
16. Sheet C.400: In general, this sheet suffers from poor drafting quality, and is missing a defined back of curb, references to details concerning specific designs contained elsewhere in the report, and vague notes concerning what is proposed.
17. Sheet C.400: A gate valve is required on the fire line branch, immediately to the west of the new cut-in tee.
18. Sheet C.400: Please provide specific sheet and detail number references for the following: 1) new 1.5 inch domestic water line (must be copper), 2) water meter, 3) sanitary sewer wye, 3) cut-in tee for the fire line.
19. The following items were missing from the standard detail sheet: 1) brick paver detail, 2) street repair, full panel repair and replacement including subgrade, 3) trenching and backfill detail, 4) sanitary sewer connection, 5) water meter, 6) storm castings, 7) curb and gutter detail, including the subgrade design being extended a minimum of one (1) foot beyond the back of curb, 8) paving detail for parking lot in accordance with the UDO, 9) streetscape details from Public Works.
20. Other information missing from the plan set include a notation on the paving plan on where heavy duty or normal asphaltic concrete is being used.
21. New commercial entrances must be shown with KCMMB concrete from the right of way, to the sawcut. A clean joint is required.
22. Sheet C.100: The telephone pedestal is shown as being relocated, but the new location is not shown.
23. Sheet C.400: A new fire hydrant is proposed along Market St. on Sheet C.100, but Sheet C.400 shows no such fire hydrant. We are showing the existence of a fire hydrant near this location, but it is not clear whether this fire hydrant will need to be relocated? If so, then specific locations and notes must be provided showing where this will be placed.
24. An alley repair/pavement repair plan to accommodate the new sanitary sewer laterals must be provided.

25. The private storm sewer beneath Main St. should be specified as RCP due to the road classification (i.e., commercial local).

26. An Engineer's Estimate of Probable Construction Costs is required prior to approval of the Final Development Plan.

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 2012/18 International Fire Code.

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The alley shall be posted No Parking Both Sides Of Lane.

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.

Action required: Knox boxes shall be posted above each FDC.

4. 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 207 SW Market.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The plans need to show all improvements along Market and W. Main Street, including the areas of restoration where demo is proposed. These improvements include curb and gutter, street light relocation, streetscape (brick pavers), etc. that are not shown on the plans, have not been noted, dimensioned or detailed for construction.

2. The plans show gates on the parking lot. If a SU Truck cannot make the turning movement from the east-west alley to the north-south alley (which will be southbound one-way only) without completing a multi-point turn (e.g. backing into the parking lot), then the parking lot cannot be gated restricting the movement of delivery vehicles, trash haulers, etc. These types of vehicles require access to the public alleys at all times. An alternative design was

provided to the engineer that would accommodate a SU Truck movement without the need for multi-point turning or use of the parking lot area as an option. Please submit turning movements on a separate plan sheet for review of the alley to alley intersection (where the north-south alley intersects the east-west alley).

3. The plans should identify the location of existing utilities and proposed utilities. For example, where is the existing utility pole in the southwest corner of the alley to alley intersection in relation to the improvements? Will there be any protections constructed/intalled if the utility pole is otherwise surrounded by pavement/exposed to traffic in the alley (e.g. raised curb, bollards, etc.)?

4. The plans generally lack detail (dimensions, references, etc.) for construction; particularly ADA ramps, curb locations, saw cuts for demo/removals, tie-in points between proposed improvements and existing improvements, curb type transitions (between CG-1 and Flat Curb along the south side of alley, where curb transitions to no curb in the alley, or between CG-1 and pavement/sidewalk in the parking lot).

5. There is an unknown line shown on the plans along the westerly portion of the north-south alley. It is not an edge of pavement or curb. The entire area along this alley between buildings is paved and Right-of-Way (20' wide). Remove the line or describe what improvements are proposed.

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: Modify utility plan to show required waste pipe cleanouts.

2. Domestic water system design incomplete.

Provide the following:

- Specify all water pipe materials
- Specify either 1" or 2" water tap as that is the only options available through our water utility. (either can be used with a 1-1/2" water meter)