

DEVELOPMENT SERVICES

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

Date: Monday, April 08, 2019

To:

Property Owner: PHILLIPS REIS LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: DAN PHILLIPS

Email:

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email: KSTERRETT@HGCONSULT.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019010

Application Type: Commercial Final Development Plan

Application Name: HT SOLUTIONS BUILDING EXPANSION

Location: 1440 SE BROADWAY DR, LEES SUMMIT, MO 64081

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:

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. BUILDING ELEVATIONS. No architectural building elevations have been submitted for review.
2. MECHANICAL UNIT SCREENING. The site plan shows new ground-mounted mechanical units on the east side of the building. No screening of said units is indicated. Ground-mounted mechanical units shall be fully screened from view using evergreen landscaping or masonry walls at least equal to the height of the mechanical units.

The response letter indicates that no screening is proposed due to the mechanical equipment location relative to the adjacent streets, as well as the presence of a treed creek area. Screening is required to hide the view of the equipment from off the property, not solely from adjacent streets. Additionally, the equipment will be in view from the residences across the creek during the time of year that the trees drop their foliage.

Only City Council has the authority to waive this ordinance requirement via a preliminary development plan application and associated public hearing process.

3. PARKING.
 - The parking information provided on Sheet 3 indicates that 62 are provided on the plan. However, only 60 striped spaces are shown. The original plan for Phase I of this development showed up to 4 striped parallel parking spaces provided on the east side of the existing parking lot, just north of the 6 striped perpendicular spaces.
 - FYI, staff will communicate separately with Mr. Dan Phillips to obtain additional clarification on the parking needs for the use.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Final Storm Water Drainage Report" dated Mar. 29, 2019 (hereinafter referred to the stormwater report) contains the following discrepancies in the body of the report: 1) page 4 discusses a single 1 inch opening for 40 hour extended detention, but the plans shown on Sheet 8 show additional orifices on the face of the riser structure, 2) spillway design is discussed on page 5, but isn't this an emergency spillway?
2. The stormwater report lacks any mention of the controlling orifice and weir combination. The plans appear to show a four (4) sided riser structure, with four (4) openings at 989.30 feet. The plans also call for 2-3" orifice openings at 987.30. Please discuss all aspects of the control structure, including orifice/weir combinations, riser structure, and trash rack design. It should match what is shown in the revised plan.
3. The stormwater report includes the output of PondPack in the appendix. There are issues, however, with this information. For instance, a riser is presented on Page 28 of the appendix, described as a stand pipe of 24 inch diameter. No such stand pipe appears to exist on Sheet 8 of the plans. An elevation vs. flow curve is presented on page 29 of the appendix, showing a discharge well in excess of the allowable peak flow rate for the 100 year event

(this curve shows approximately 25 cfs during the 100 year event). All pages past 28 of the appendix are questionable, because they reference the same 24 inch riser.

4. The MARC Manual does not allow a single orifice less than 4 inches in diameter. A single 1 inch orifice at the bottom of the outlet structure, therefore, as well as 2-3 inch orifices installed higher up the riser face does not appear to meet the MARC Manual. Normally, a perforated riser or V-notch weir is used in lieu of smaller sized orificed less than 4 inches diameter.

5. Where is the worksheet contained within the MARC Manual for sizing the water quality orifices?

6. Page 24 of the appendix shows a length of 57 feet for "Culvert-1". This does not appear to match what is shown on the plans.

7. The appendix contained within the stormwater report shows several instances of convergence errors for flow. Please explain.

8. Sheet 3: A flume is shown, with what appears to be a 2 foot drop to rip rap. Rip rap was not designed for this type of installation (i.e., a significant vertical drop). It is likely the retaining wall will be undermined, and experience failure within a short time period. Recommend a different method to convey stormwater in this area to the detention basin. Perhaps a concrete flume all the way to the bottom of the basin?

9. Sheet 5: There are instances where the slope in the bottom of the detention basin are considerably less than 2.0% slope. A minimum of 2.0% slope is required in the basin bottom, in all directions. This measurement would be to the flowline of the first orifice/weir in the revised detention basin outlet structure.

10. Sheet 5: The wrong sheet number reference is given for the outlet structure. Should this read "see sheet 8"?

11. Sheet 5: A fence may be required near the walking surface (i.e., the parking lot) where the retaining wall is within 10 feet.

12. Page 23 of the appendix contained within the stormwater report shows what appears to be discrepancies from the stage/storage/flow versus time curves shown previously. Please reconcile.

13. Private off-Site easements shall be required for: 1) the private drainage easement for the discharge of the detention basin, and 2) the private easement shown to the east of the new concrete parking lot. These shall be required prior to approval of the Final Development Plan.

14. An itemized and sealed Engineer's Estimate of Probable Construction Costs is required.

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. The 2018 International Fire Code will be in effect April 1, 2019.

What is the use of the new addition?

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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