

DEVELOPMENT SERVICES

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

Date: Monday, April 08, 2019

To:

Applicant: AJ BROWN INC

Email: ANDREW@AJBROWN.COM

Fax #: <NO FAX NUMBER>

Property Owner: BROWNSTONE
PROPERTIES-LEE'S SUMMIT LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2019113

Application Type: Commercial Final Development Plan

Application Name: GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

Location: 3395 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2018 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: Provide a hydrant within 100 feet of the FDC. This will also satisfy the requirement of item #3.

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Provide a fire hydrant to meet this requirement and Item #2.

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.

5. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: The drive lanes shall be heavy duty asphalt.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the width of the proposed sidewalks.

2. Please add a pedestrian connection from the sidewalk that runs parallel to the west property line to the interior of the site.

3. Please label the dimensions of the ADA stalls and aisle.

4. Please label the width of the driveways and drive aisles.

5. Please provide details on the proposed lighting. Please be sure to include the height, pole details and the manufactures spec sheets for the lighting to be use.
6. The proposed ground sign on sheet C.600 does not meet the UDO requirements, as it is too large. Ground signs are limited to 16 sq. ft. Should you add a masonry base to the sign, it would be defended as a monument sign and be subject to a maximum area of 72 sq. ft. for the sign face and 96 sq. ft. total structure area. Please update the detail to meet the UDO requirements or remove it from the plans.
7. The approved Preliminary Development Plan requires that the colors for the proposed building be a natural color and consistent with the other structures in the surrounding development. The proposed "Countrylane Red" does not seem to meet this requirement. Please propose a different color that is consistent with the approved PDP.
8. In the "Landscaping Requirements" box on sheet L-2, please show your calculations for the required open yard trees. For required trees I calculate it at 10.4 trees required, $63,014.58$ (total land area) – $10,964$ (building footprint)/ 5000 .
9. In the "Landscaping Requirements" box on sheet L-2, please check the calculations for required open yard shrubs. I calculated 20.8 are required. When calculating the open yard requirements for trees and shrubs you may subtract the total building footprint not the total impervious area. $63,014.58$ (total land area) – $10,964$ (building footprint)/ $5000*2$.
10. Sheet C601 shows options for the construction materials for the trash enclosure. Please only provide the details you are proposing to build. Also, please note the proposed cedar board gate does not meet the UDO requirements.
11. Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways. Please provide this information.
12. Please label the parking lot setback from the north property line.
13. Sheet C.600 shows a detail for the ADA signage that is too tall. Sheet C.603 shows a detail for the ADA signage the meets the UDO requirements. Please updated the sheets so that they are consistent.
14. It appears that you are proposing to install bollards adjacent to the parking stalls that are in front of the proposed building. As the proposed stalls are only 17.5' deep the bollards must be setback from the face of the curb to the face of the bollard a minimum of 1.5' to ensure adequate depth. Please label this setback.
15. Please relocate the required ADA stalls/aisle so that it is nearest to the main entrance doors. Please ensure that the proposed bollards are not interfering with the required ADA route.
16. Please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
17. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. A stormwater detention memorandum was missing.

2. Typical drafting standards include bold lineweights to denote new features, such as sidewalk. As shown on Sheet C.100, it appears the sidewalk is already in place due to the light lineweight. It should be shown either on this sheet in bold lineweight, or elsewhere within the plan set in bold lineweight.
3. The final restoration plan included in the erosion and sediment plan makes no mention of removal of inlet protection devices, silt fences, etc. In fact, it is not really clear what this sheet is showing, other than seeding.
4. A 65 foot wide access and utility easement is not labeled on Sheet C.100. This easement should be shown on each sheet, labeled on each sheet, and defined as a private easement as indicated on the plat.
5. Details were not provided for: 1) pavement design, 2) curb and gutter, showing the pavement design and subgrade extending a minimum of one (1) foot beyond the back of curb, 3) sanitary sewer connection standard detail, including tracer wire, 4) backflow vault, and method used to drain the sump, 6) water meter standard detail, 7) trenching and backfilling detail.
6. Sheet C.603: Sidewalk detail is incorrect and contradicts GEN-2 shown on Sheet C.604. Please remove.
7. Sheet C.604: GEN-4 is not used on this project. This is not curb replacement. Any new curb and gutter used on this project is new construction, not curb replacement. A detail is needed showing the pavement and subgrade, with the extension one (1) foot beyond the back of curb.
8. Storm Plans: Why is the private storm line being directed to another private storm line? It appears the private storm system should be connected to the 30" line at the public field inlet.
9. The parking lot appears to lack any additional curb inlets. It is not clear what impact this will have on adjacent property owners, or City right of way.
10. The fire line should be connected to the 12 inch line across Ralph Powell Rd. The 6 inch line beneath Ralph Powell Rd. is essentially acting as a private water main serving a single lot. Connecting the fire line and domestic service line to this private line is not allowed.
11. The fire line connection to the 12 inch line on the west side of Ralph Powell Rd. will require no additional butterfly valve on the 12 inch main since there is already a butterfly valve within 500 feet of this fire line branch. However, a new gate valve is required on the fire line leg, on each side of Ralph Powell Rd. The final gate valve on the east side of Ralph Powell Rd. denotes the end of the public line. The domestic water connection may be tapped immediately prior to this gate valve.
12. Please specify a cut-in tee for the new 12 inch connection. In addition, please provide specific instructions that night work will be required, with a total shut-down of no more than 8 hours. All shut-downs of the water main must follow the City of Lee's Summit standards in terms of contractor notification of affected property owners, minimum notice of 48 hours, and coordination with the City inspector for the actual shut-down.
13. The backflow vault should be relocated outside the limits of the public 10 foot general utility easement. As shown, it is within the limits of this easement.
14. Sheet C.302: The profile views of the storm lines show inlets below grade, both in terms of the graphical representation, and the call-outs.
15. Fire hydrant(s) location(s) were missing. If private, they may be connected to the private fire line after the backflow vault.

16. Existing sidewalk appears to be extended beyond the lot to the south, and it appears the plan is to keep the existing sidewalk, and extend to the north. Is this existing sidewalk compliant with the 2.0% rule? We would request a note be made on the plans stating that "...existing sidewalk may need to be removed and replaced to meet the 1.5% design standard, with no more than 2.0% cross-slope as a construction tolerance", or equivalent language.

17. Various Sheets: What are the unknown features shown in the northeast and southeast corners? These are shown on various sheets, including Sheet C.200, in both corners. These features are shown in bold lineweight.

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

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	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: Provide cleanouts in yard to comply.