

DEVELOPMENT SERVICES

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

Date: Tuesday, April 30, 2019

To:

Applicant: TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

Engineer: ANDERSON ENGINEERING INC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019145

Application Type: Commercial Final Development Plan

Application Name: Summit Orchard Lot 4 Infrastructure Improvements, Road Plans

Location: 701 NW WARD RD, LEES SUMMIT, MO 64086

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:

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| 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 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 hydrant plan.

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
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1. SIDEWALKS. Show all sidewalks to be constructed. Label the widths of said sidewalks.

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| Engineering Review | Sue Pyles (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Corrections |
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1. General:
 - Please add "NW" to all street names throughout the plan set.
 - Please submit an Engineer's Estimate of Probable Construction Costs.
 - Include storm sewer calculations in the plan set.
 - Provide verification, in email is fine, that the angle of connection between Line D and the existing structure meets City requirements.
2. Sheet C002:
 - Label Storm Line E, Structures E1-E4 and A2.
 - Remove all crosswalk striping on this sheet and throughout the plan set.
 - Why are there a few contours shown? As this is an overall sheet, all contours can be either turned off or scaled back as some are currently shown.
 - Show Type CG-1 curb & gutter on both roads, East-West and North-South, on this sheet and throughout the plan set.
 - Include a note requiring pre-formed thermoplastic for the 10' crosswalk.
3. Sheet C051:
 - Show and label existing contours.

- Separate drainage information to sheet separate from the grading plan.

4. Sheet C101-C104:

- Include a specific detail associated with each ADA-Accessible Ramp, and provide a call-out in Plan view with a specific reference to the sheet number and detail number.
- The specific details of the ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

5. Sheets C102-C103: Show horizontal curve information with a minimum 200' radius.

6. Sheet C104: Relocate overlapping text near Sta. 0+00 in the Profile view for clarity.

7. Sheet C201-C202:

- Include existing pipe information downstream of existing inlets at the Line A & C connections.
- Revise the flowline information in the Profile views of Lines D-D so the FL In is on the upstream side and the FL out is on the downstream side of the leader.
- Inlet D1 does not meet the 0.5' drop requirement, please revise.
- Revise the proposed pipe at A2, there is a break graphically between the pipe and structure.
- Include separation between sanitary and storm at the pipe crossings on Lines A & D to verify City requirements are met.
- Show and label both existing and proposed grade.
- Include design HGL in the pipe profiles.

8. Sheet C501:

- Replace Keyed Construction Joint with Longitudinal Joint at C/L of pavement.
- Is there a pavement design for the 7" PCC? This does not match the City's design for Commercial, Industrial, Local/Collector which is 8" PCC, 4" Aggregate Base, and 9" Subgrade Stabilization.
- Note should read Transverse Contraction Joints not Construction. Also, the maximum spacing for Transverse Contraction joints is 15'-0".
- Remove Keyed Construction Joint from the joint details.
- Longitudinal Joint detail – D/4 should be D/3 and #4 Bar should be changed to #5 bar.
- Need to show Transverse Contraction, Transverse Construction, and Transverse Isolation Joint details.
- All Transverse Joint details – D/4 should be D/3 and dowels should be 1 1/4" diameter and 18" long.
- The City can supply their Typical Pavement Joint Details if required.
- All Tie bars and Dowels shall be Epoxy coated.
- Replace "on" with "or" in first sentence under Requirement.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
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1. The three marked crosswalks at the intersections of Chipman, Ward and Donovan are not required by City Policy and Procedure for crosswalk marking locations and the markings at these locations should be removed at this time.

2. The plans should show curb locations and other improvements (e.g. sidewalks) that will be constructed. Is the pavement wider approaching Ward/Donovan at each end of the east-west road due to median treatments and/or space for turning movements?

3. Recommend adding stop signs for each road intersection at Chipman, Ward and Donovan.

Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Not Required
