

DEVELOPMENT SERVICES

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

Date: Thursday, May 16, 2019

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Applicant: KIMLEY-HORN

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Fax #: <NO FAX NUMBER>

Engineer: ANDERSON SURVEY CO

Email: JSA@ANDERSONSURVEY.COM

Fax #: (816) 246-0502

From: Shannon McGuire, Planner

Re:

Application Number: PL2019165

Application Type: Commercial Final Development Plan

Application Name: SUMMIT WAVES POOL ADDITION

Location: 120 SW BLUE PKWY, 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:**

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. Provide an overall Site Plan for the project.

3. IFC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Action required: Provide a firelane up to the building for emergency access.

4. 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 fire lane shall carry the weight of fire apparatus.

5. IFC 503.4 - Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

Action required: Removable bollards are not permitted. Provide a gate with a Knox padlock.

6. 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.

7. 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. Hydrants shall be accessible from fire department access.

8. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for

storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Action required: Provide a listing of materials and quantities to be stored and used.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please note, as the proposed plan will cross over existing property lines, a minor plat shall be required to combine the lots. Final approval will be held until the time a minor plat has been submitted and approved.
2. Please provide a site plan that clearly depicts the following information:
 - Name, location, width, radii, centerline, and grade of streets and alleys, both public and private;
 - Location, width and limits of all existing and proposed sidewalks and public walkways;
 - Location and width of proposed easements;
 - Building setback lines from streets with dimensions.
 - Location of existing and proposed driveways, curb cuts, median breaks and turn lanes;
 - The location and size of all utility lines, including water, storm water, and sanitary sewers.
 - Location of all required building and parking setbacks.
 - Location, dimensions, number of stories and area in square feet of all proposed buildings.
 - The location of all oil and/or gas wells within the subject property. (if none are present please add a note stating so and cite your source of information)
3. Please provide details for the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
4. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
5. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
6. Please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
7. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
8. Are any new monument signs being proposed, if so please provide the location, size, and type of material of all proposed monument or freestanding signs.
9. Please provide elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. Please include details of the location, size and materials to be used in all screening of rooftop mechanical equipment. Additionally, a dashed line indicating the roofline and rooftop mechanical equipment needs to be included.
10. Please provide a land use schedule that includes the following information:
 - Total floor area
 - Land area

- Number of required and proposed parking spaces (please include a note explaining the methodology used to justify the proposed parking)
- Impervious coverage

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A hard copy of the stormwater study was not included, and although the electronic copy was provided, the hard copy is also required. However, a cursory review of the report showed that the methodology used to determine the allowable release rates is incorrect. The City of Lee's Summit has adopted the "Comprehensive Control Strategy", which limits the peak flow rates for the 2, 10, and 100 year events based on flat rates, and also require 40 hour extended detention for the 90% mean annual event. If desired, a brochure can be transmitted to you for guidance in preparation of an adequate study.
2. A street repair detail was not included nor referenced within the plans for work conducted within the Jefferson St. right of way. Please see City standard detail GEN-5, and provide this within the plans. Please reference this detail on the plan view, showing sheet number, etc. Please note that the existing manhole frame and lid is lower than the existing pavement. Notes must be provided stating that the frame and lid will be adjusted to grade during the pavement repair.
3. General Comment on the Private Sanitary Sewer: Please label all sanitary sewer connections and lines as private, and ensure that all 8 inch lines include manholes, not cleanouts. Cleanouts are only allowed on private sanitary sewer lines less than 8 inches in diameter.
4. A standard detail for a standard manhole was not provided. The only standard detail provided was for a drop manhole.
5. In addition to a plan view of the private sanitary sewer plan, a profile view should also be provided (at a minimum, for the 8 inch line).
6. In addition to a plan view for the storm lines, a profile view is required for storm lines greater than (but not including) 6 inches in diameter.
7. A minimum drop of 0.5 is required when connecting to the existing manhole within Jefferson St. The call-out describes 0.1 feet minimum drop.
8. Provide the City manhole number (i.e., 38-211) for the existing manhole located within the Jefferson St. right of way.
9. A traffic control plan is required for work within the Jefferson St. right of way. No road closure is allowed. Please be aware this is a major arterial, with significant traffic.
10. A water line extension is shown for no apparent reason. The site is already served by public water via the 12 inch main. The proposed water meters should be located at the existing location, and no further water main extension is desired by the City. If a public water main extension is desired by the Parks Department, this will require approval by Water Utilities staff, and will also require the submission of separate public water line extension plans.
11. A 2.5 inch corporation stop is called-out for the 2 inch water meter. Is this a typographical error?

12. Please call-out all storm lines, sanitary sewer lines, and water lines as private to avoid any confusion concerning their long-term maintenance.
13. A trench check detail (see City standard details) was missing. This is required for the new sanitary sewer connection.
14. Sheet C-7: A "flared wing headwall" is called-out, without any apparent reference to a specific detail. Please call-out the specific detail and sheet number, and provide the detail.
15. The grading plan in the vicinity of the drainage outfall along the east side of Jefferson St. (north side of project) appears to be missing.
16. A curb and gutter detail is required, and must show compacted subgrade and 12 inch MoDOT Type 5 aggregate base a minimum of 1 foot beyond the back of curb (i.e., on top of compacted subgrade).
17. Storm line material was not specified. Please note that corrugated metal pipe is only allowed in a private setting, and only if it conforms to City specifications for aluminized coated CMP.
18. Storm Line A shown on Sheet C-7 appears to be aerial at some point in its installation. As discussed in previous comments, a plan AND profile view is required for all storm lines greater than 6 inches. This will hopefully eliminate any such irregularities (e.g., discovering that a storm line is impossible to lay without going aerial).
19. Please be aware that for purposes of calculating impervious drainage area, the pool should be taken out of the equation. The pool surface area is not a contributor to drainage on the site. This may provide a better solution in terms of scope.
20. Domestic water line material was not specified.
21. In order to calculate the Engineering Plan Review and Inspection Fee, a cost estimate of the sitework is required. Items to include are: 1) grading, 2) sanitary sewer lines and structures, 3) water lines, 4) water line connection and fittings, 5) valves, 6) street removal and replacement, 7) curb and gutter removal and replacement, 8) traffic control for the duration of the project, 9) storm lines greater than 6 inches diameter, including all stormwater structures, 10) detention basin, including all fittings, weirs, orifices, and ancillary items, 11) erosion and sediment control, 12) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

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. 2018 IPC 605.4 Water service pipe. Water service pipe and tubing shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. (see code for additional requirements)
Also - piping from main to 10' past meters to comply with Unified Design Ordinance.

Action required: Specify water service piping material.

2. 2-1/2" water service corp specified is not available.

Action required: Update site utility design with either 2" or 3" corp.