

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, June 05, 2019

**To:**

**Property Owner:** CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

**Applicant:** KIMLEY-HORN

Email: MARK.HATCHEL@KIMLEY-HORN.COM

Fax #: <NO FAX NUMBER>

**Engineer:** ANDERSON SURVEY CO

Email: HOLLYKADEN@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

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**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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. On sheet L-1.1, please show the location of all oil/gas wells within the subject property. If none are present, please add a note stating such and cite the source of your information.
2. Please provide details on the total height of the proposed pole and wall mounted lighting.
3. Sheet E-7 provides cut sheet information for wall-mounted lighting but sheet E-8 does not show the location. Please provide information on where the wall mounted lighting will be install, to include the proposed height. Additionally, wall-mounted lights shall utilize full cut-off fixtures. Please propose a light fixture that complies with this UDO requirement.
4. Please confirm that no roof or ground mounted equipment is being proposed.
5. The sign depicted on sheet A-201 will require a sign permit to be submitted by separate application.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. If placing the private fire hydrant as shown, a backflow vault and backflow assembly is required. This should be shown on the plans, along with a reference to the standard detail for the backflow vault and backflow assembly. A gate valve must be shown on the plan view immediately prior to the vault. Finally, the method used to drain the sump shown on the standard detail must be specifically shown in the form of a site-specific design (i.e., drain to daylight, drain to a storm structure, or creation of an infiltration trench).
2. If placing the fire hydrant as shown, a cut-in tee is required. A wet tap is not allowed.
3. There still appears to be confusion on water meter sizing. The City does not utilize 2.5 inch domestic water meters.
4. The legend on Sheet C-5 is missing the symbol for what appears to be a water meter.
5. The City does not allow 3 inch corporation stop installations on any water mains. The maximum size is 2 inch, before a cut-in tee is required.
6. Sheet C-5: It is assumed the symbol at the end of the 6 inch water line is a new fire hydrant. However, nothing is defined within the legend on this sheet other than the symbol for "existing fire hydrant". Finally, the gate valve should be shown just prior to the in-line fire hydrant, not at the tee.
7. Sheet C-5: The domestic water line material is called-out as PVC. Please see standard detail WAT-11 for specific information related to copper requirements for the domestic water line. The plans do not comply with these requirements from the public main, to the distance shown on WAT-11 (i.e., 10 feet beyond the meter well minimum distance).
8. Sheet C-5: The material for the fire line serving what appears to be a fire hydrant should be specified as C-900.

9. Are you absolutely certain you will need a 3 inch water meter (assuming the 2.5 inch call-out was a typographical error)? The cost for this meter is over \$70,000, and it is not clear whether you will need this size meter. In addition, the City does not provide a meter well or lid for this size meter. You will need to provide a site-specific design for any meter well 3 inch and higher.

10. A separate traffic control plan was provided, but does not appear to contain sufficient detail to meet City standards. As an example, how will access be provided to the daycare facility on the west side of Jefferson St.? There is a considerable amount of traffic for drop-off and pickup, with the middle turn lane used extensively. As shown, it does not appear access will be provided to this business owner. Please see Traffic comments related to these deficiencies.

11. As requested in the previous applicant letter, the trench check detail for the sanitary sewer lateral was missing from the plan set. This is a City standard detail.

12. As requested in the previous applicant letter, a curb and gutter detail was still missing which shows the extension of MoDOT Type 5 aggregate, 95% compacted subgrade a minimum of one (1) foot beyond the back of curb. This is required in order to prevent "curb rotation" after placement.

13. The resubmittal did not appear to include the cost estimate requested in the previous applicant letter. Please see comment #21 for specific itemized costs that are required. In addition, a backflow vault and backflow assembly will also be required, as well as traffic control.

<b>Fire Review</b>	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, including the area over the subsurface detention.

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.

Knox padlocks will be sufficient. Boxes are not required.

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.

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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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