

DEVELOPMENT SERVICES

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

Date: Wednesday, August 07, 2019

To:

Property Owner: METCALF BANK

Email:

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Applicant: OREILLY DEVELOPMENT (DENISE HEINTZ)

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Engineer: OLSSON (JANE EARNHART)

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Architect: SWD ARCHITECTS - PAUL STARK

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Fax #: (816) 531-1978

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019218

Application Type: Commercial Final Development Plan

Application Name: THE PRINCETON LEE'S SUMMIT SENIOR LIVING COMMUNITY

Location: 1701 SE OLDHAM PKWY, 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:**Required Corrections:**

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Approved with Conditions
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1. It's noted on sheet SP1.0 the label for the rtu screen is still shown. However the elevations do show the parapet, it is noted screens will not be used.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Final Stormwater Drainage Study for Lee's Summit Senior Living Community" dated Jul. 19, 2019 (hereinafter referred to the Stormwater Report) appears to show that weir A and B are switched? Wouldn't Weir A actually be Weir B, and Weir B actually be Weir A? This is what is shown in the user's manual for the routing setup, and may or may not make any difference in the routing calculations. Please ensure this specification in the report is correct.

2. The Stormwater Report did not appear to address the issue of the emergency spillway (or lack of the emergency spillway). As requested in the previous applicant letter, this should be discussed within the report, with the reasoning given in the report why an emergency overflow system was not incorporated into the design.

3. The Stormwater Report appeared to use an "existing condition" curve number of 75 for several subareas within the drainage area. The Design and Construction Manual specifies a curve number of 74 for undeveloped areas.

4. The Stormwater Report appears to have not used the correct procedure in determining the maximum allowable peak flow rates for the various storm events at each point of interest. Allowable peak flow rates are always calculated on the existing condition drainage area to a particular point of interest, with an allowance given for the existing peak flow rate for "off-site" contributors to the drainage area. From the report on Table 4A, it appears the allowable peak flow rate was based on the post-developed drainage areas.

5. Appendices: It appears the incorrect drainage area may have been used for the combined hydrographs (i.e., a combination of hydrographs that are entering the detention basin). 4.08 is shown as the contributing drainage area, but it appears this should be 9.4 acres?

7. Sheet C503: Soft K copper should be specified for the domestic water service between the water main and the meter. Soft K copper should be specified at least ten (10) feet beyond the meter. No splices are allowed between the water main and the meter.

8. Sheet C503: The maximum size for the domestic line connection to the water main is 3 inches from the water main to the water meter. The domestic water line after the meter may be larger than 3 inches, if desired.

9. Sheet C503: W-10 is shown as a 2 inch water meter with gate valves. No gate valves should be shown for the 2 inch water meter. This connection should be made in accordance with WAT-11 (standard detail), shown elsewhere in the plan set.

10. Sheet C503: Please remove the valves shown on the main serving the domestic and irrigation meters. These are not only not required, but not desired.

11. Sheet C504: Why is an extra valve shown after the backflow vault?

12. Please be aware that the City does not specifically require chemically-stabilized subgrade beneath PCC pavement, unless it is specifically desired by the applicant or owner.

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 2018 International Fire Code.
2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: Painting of curbs and roadway shall be in combination with signs.

3. 501.4 Timing of installation. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 505.2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Upgrades to the water supply, hydrants on site, and the asphalt base of the fire lanes shall be installed prior to construction. Water supply requirements are based on the 2018 IFC Table B105.1(2) and Amended 2018 IFC B105.2 that only allows for a 50% reduction for a fully sprinklered building.

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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