



1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

September 27, 2019

Jennifer Thompson, Planner
220 SE Green Street
Lee's Summit, MO 64063

Re: Storage Mart 156 – Commercial Final Development Plan – Application # PL2019279

Jennifer,

I would like to take this opportunity to respond to staff comments in your letter dated September 18, 2019 for the Storage Mart located at 3924 SW Raintree Drive. Please see my responses to each comment below.

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 8-1/2"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 2012 International Fire Code.

Understood

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: This requirement is not met. Relocate the hydrant on the north side of the entrance drive to the south side. *Please see Note E on Sheet CE 4.*

3. 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: The area around the building shall be posted. *Please refer to Note V on Sheet CE 6.*

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.

Action required: A knox key switch for the gate and knox box for the building are required. *Please refer to Note I and U Sheet CE 6 and Note #8 on Sheet CE 4.*

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 pavement around the building shall be heavy duty asphalt/concrete capable of carrying a 75,000-pound apparatus. Please refer to Pavement Hatch Legend. *All concrete pavement and asphalt pavement design for this development meet this requirement. No light duty concrete or asphalt pavement is proposed.*

Planning Review

Jennifer Thompson
(816) 969-1239

Planner

Jennifer.Thompson@cityofls.net

Corrections

1. Provide the resubmittal in electronic format. *Electric format has been provided.*

Can the elevations (at least in electronic) format be in color? *Elevations were not created in color but an email has been provided with 3D renderings that show color.*

2. A vacation of easement shall be approved and recorded prior to the issuance of a building permit.
Understood, This is in the process of being completed.

3. Confirm if the pole sign has been removed. *Please refer to Note H on Sheet CE 1 that states the pole sign will be removed. This has been confirmed with the owner.*
4. All sign permit shall be submitted for review to the Development Services Department prior to installation. *Please refer to revised Note 3 on Sheet CE 6.*
5. Once digital color elevations are submitted, staff would like to re-review the elevations. *Understood.*
6. Revise the cover sheet, fifth paragraph under General Notes. The current zoning district is PI, not CP-2. *Please see revised Cover Sheet.*
7. Revise the Utility Company information for Natural Gas and Water. The Water should reference Water Utilities and their new address. *Please see revised Cover Sheet.*
8. Has a DNR permit # been determined yet? (last note on cover sheet). *Yes, Please see revised Cover Sheet.*
9. Heavy duty pavement for fire lane areas is required, please revise. Staff is determining if the proposed pavement details meet UDO/DNC standards. *The pavement sections were revised during the PDP review comments to meet the UDO/DNC standards. Please advise what part of the pavement section does not meet the City's requirements.*
10. It appears ground mounted units are proposed. Can the location of condensing units be relocated? Screening either landscaping or a masonry wall is required. Please revise. *Landscape screening of the units will be installed and is shown on the landscaping plan.*
11. The accessible maximum height measured from grade to bottom of sign is 5' maximum, revise the detail on Sheet CE8. *Please see revised detail on Sheet CE 8.*
- Note the sign type of Lee's Summit is R7-8, this sign has a white background and green border. *Please see revised detail on Sheet CE 8.*
12. Please note the color of the vinyl fence on sheet CE6, letter K and provide detail on Sheet CE8. *The exact color of the fence is undecided at this time. The owner will install a dark wood color or white fence (to match existing facility). The note has been revised to allow for one of those options.*
13. Clarify the drive aisle width at the entry area. The minimum width (excluding curb and gutter), is 24'. Does the dimension shown include a portion of the curb? *The 24' wide dimension is from edge of pavement to face of curb. The dimension label on Sheet CE 6 has been modified for clarification.*
14. All larger shade trees should be switched to an ornamental variety, this seems to effect many of the tree species along the frontage and could be in other places. *Please refer to revised landscaping plan.*
15. Provide a note that the proposed windows will be opaque. *Please see revised elevations.*
16. Provide the manufacturer's specifications for the proposed wall pak lighting. *See attached specifications.*

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Cover Sheet: Revise the water and sanitary sewer contacts to Water Utilities Department at 1200 SE Hamblen Road, Lee's Summit, MO, 64081. *Please see revised Cover Sheet.*

2. Sheet CE2:

- Revise the Ditch Check to a type included in the APWA ESC Standard Details for Ditch Checks. *Please see revised Note J on Sheet CE 2.*
- Provide information, such as a spec sheet, on the erosion control mat specified. *Please see attached specifications for erosion control mat.*

3. Sheet CE3:

- The bottom of the detention basin appears to be less than 2%. Please ensure that water is able to get from inflow to outflow without causing standing water. *The bottom of the detention facility ranges from 1.5 to 2.5% grades. At 1.5% minimum grade if standing water does occur it will be minimal.*
- Please label the 100-year floodplain boundary. *Please refer to revised Plans.*
- The detention basin spillway design does not meet minimum freeboard requirements. Please revise. *Please see revised Plans.*

4. Sheet CE4:

- Indicate the sanitary sewer connection will be made with a cut-in wye. *Please see revised Note A.*
- Show the specific water meter location, including dimension from right-of-way line, and include the size. *Due to drawing scale the dimension has been included in the note. Please refer to Note K.*
- Provide verification that Structures 2B & 2C meet the City's requirements for distance between pipes and between pipes and corners. *Exhibits will be provided showing that the structures meet distance requirements.*

5. Sheet CE5:

- The pipe lengths don't match stationing distances. Please clarify. *Please refer to note added to sheet for clarification.*
- It appears that the Line 2 drop through Structure 2B and the location of the Structure 2C incoming pipe relative to the outgoing pipe don't meet Section 5604.5 of the Design and Construction Manual. Please revise. *Please see revised profile.*
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." *Please see revised Sheet.*
- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity. *Please see revised profile.*

6. Sheet CE6:

- Please clarify the heavy duty and standard duty pavement sections. *Please refer to pavement legend on Sheet CE 6.*
- An ADA-accessible ramp is required at the driveway. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number. *Please refer to grading plan for additional spot grades. There is no curb on the existing entrance and the running slope of the sidewalk does not exceed 4.5%.*

• The specific details of these features 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. *City standard sidewalk detail has been added to Sheet CE 8.*

7. Sheet CE 7:

- The "6" PCC Barrier Curb and Gutter Cross Section (Alternate)" detail shows an asphalt pavement section. Please revise. *The barrier curb is only for the asphalt alternate. For concrete pavement the curb is shown to be poured monolithically.*
- Pavement base is required to extend one (1) foot beyond the back of curb. Depict this either on the pavement sections or in a separate graphic. *Please see revised details.*
- Label the standard pavement sections to match the terminology on the site plan. *Please see revised Sheet CE 7.*

8. General:

- Include the Fire Hydrant standard detail. *Please refer to detail Sheet CE 10.*
- Submit an Engineer's Estimate of Probable Construction Costs. *This will be provided when complete.*
- Include the storm sewer calculations in the plan set. *Please refer to Sheet CE 5.*
- Comments on the stormwater report will be sent under separate cover. *Please provide when complete.*

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. Specify domestic water pipe size/material and size of water meter. *Please see revised Sheet CE 4.*

Please review and should you have any questions feel free to call to discuss.

Sincerely,

Crockett Engineering Consultants, LLC



Jacob Eiler