



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

November 22, 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 October 9, 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 8-½"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:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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<p>1. The vacation of easement shall be approved and recorded prior to the issuance of a building permit. <b>Understood, the easement vacation has been approved and is the process of being recorded.</b></p> <p>2. Prior to the issuance of any occupancy the existing pole sign (if it's still existing), shall be removed. <b>Understood.</b></p> <p>3. Revise the cover sheet, fifth paragraph under General Notes. The current district IS correct, but please reference the correct zoning district which is "Planned Industrial". <b>Please see revised note on cover sheet.</b></p> <p>4. The proposed evergreen shrubs proposed for screening of the condensing units shall be up to the height of the units they are to screen at the time of planting. <b>Please see revised Landscaping Plan.</b></p> <p>5. The CG-1 curbing notation/label is missing from the north portion of the drive entry area from the entry point to the length of the property to the west. <b>Please see revised Sheet CE 6.</b></p> <p>Please revise.</p> <p>6. Can you confirm the proposed shade trees: black gum, yellowwood, american hornbeam are considered ornamental? <b>Please see revised Landscaping Plan.</b></p> <p>7. Please note the vinyl fence will be white as that is what was shown on the approved preliminary development plan. <b>Please see revised Sheet CE 6.</b></p>			

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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<p>1. Sheet CE3:</p> <ul style="list-style-type: none"><li>Design and Construction Manual Section 5608.5.B.1 requires 2% slope on turf bottomed detention basins. Please revise. <b>Please see revised Sheet CE 3 that shows the bottom of the detention basin slope at minimum 2% grade.</b></li><li>Design and Construction Manual Section 5608.4.F.1 requires the emergency spillway crest elevation to be 0.5 feet or more above the maximum water surface elevation in the detention facility attained by the maximum design storm, in this case the 100-year WSE. Please revise to meet this requirement. <b>Please see revised spillway cross section on Sheet CE 3.</b></li></ul> <p>2. Sheet CE4:</p> <ul style="list-style-type: none"><li>Pipe profiles are required for all pipes greater than 6 inches in diameter. <b>Please see storm sewer line 4 on Sheet CE 5.</b></li><li>An end section is required at the outlet of the 12" downspout collector pipe system. <b>Please see revised storm sewer on Sheets CE 4 &amp; CE 5.</b></li></ul> <p>3. Sheet CE6:</p> <ul style="list-style-type: none"><li>Curb and gutter is required along the north edge of the parking lot. Please revise. <b>Please see revised Sheet CE 6.</b></li></ul>			

- Include a detail on this sheet or elsewhere in the plan set that shows all elevation points on the ADA-accessible ramp as well as length and slope for each ramp panel. An example can be provided if needed. **A sidewalk ramp is not needed at the entrance location as the running slope does not exceed 5% grades. A ramp can be installed but it will create something similar to a speed bump as it will ramp up to a landing and then ramp down to match existing grades. Please advise if a ramp is required and the appropriate detail and elevation points will be added to the plan.**

4. Detention and Water Quality Calculations:

- The study submitted does not follow the City's Stormwater Report Requirements in organization or content presented. Please refer to the document and revise the study accordingly. The document is on the Development Services section of the City's website. **Please see attached stormwater report.**
- Any portion of the City's stormwater and detention requirements that can't be met will require a waiver request. **Waiver request are included in the stormwater report.**
- I realize you're an out of town engineering firm, but a meeting in our office would probably facilitate this discussion. Please contact me to schedule. **Please advise if you feel this meeting is still needed.**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments

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

Sincerely,

Crockett Engineering Consultants, LLC



Jacob Eiler