

March 23, 2020

To: Mike Weisenborn, Project Manager
City of Lee's Summit
Development Services
220 SE Green
Lee's Summit, MO 64063

From: Davidson A+E

RE: Application Number: PL2020044
Application Type: Commercial Preliminary Development Plan
Application Name: AUTOMOTIVE DETAIL CENTER
Location: 2150 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

The following is in response to the Lee's Summit Development Services Commercial Final Development Plan Required Corrections received on Friday, March 6, 2020.

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing building, 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.

Davidson A+E Response:
Understood.

2. An automatic fire sprinkler system is required.

Davidson A+E Response:
Automatic fire sprinkler system to be design/build
and a deferred submittal.

3. IFC 903.3.7 – Fire department connections. The location of the fire department connections shall be approved by the fire code official. Connections shall be 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required/: Show the location of the FDC and the fire hydrant within 100'.

Davidson A+E Response:
Preliminary FDC location shown on Sheet C1.2
within 100' of proposed fire hydrant.

4. 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.

Davidson A+E Response:

Proposed private fire hydrant located south of proposed building. Existing public fire hydrants encompass proposed building within 300' radius.

Planning Review

5. TITLE BLOCK

- All of the plan sheets are labeled with “A Preliminary Concept”. They need to be relabeled as Preliminary Development Plan. However, Sheet A1.0 should remain labeled as a concept plan because the intent is to show how the remaining surrounding property could be developed, rather than serving as a plan for approval of the larger area.

Davidson A+E Response:

Title Block revised.

6. PAVEMENT

- The shading used on Sheet C1.2 to identify the proposed standard and heavy-duty asphalt pavement is mistakenly reversed from that shown in the Construction Legend.

Davidson A+E Response:

Construction Legend corrected to correspond to the appropriate asphalt design.

7. DRIVE WIDTHS

- All driveway entrances to the site and internal drive aisles shall have a minimum pavement width of 24', excluding curb and gutter. All driveway entries have 22' wide pavement. All internal drive aisle entries flanked by landscape islands on one or both sides also have only 22' wide pavement.

Davidson A+E Response:

Driveway entrances and internal drive aisles revised to meet minimum pavement width of 24'.

8. SIDEWALKS

- 5' sidewalks shall be provided along both the NE Town Centre Dr and NE Independence Ave street frontages.

Davidson A+E Response:

Sidewalks added

9. LANDSCAPE PLAN

- The Landscape Requirements table at the lower left-hand side of Sheet L1.1 incorrectly lists building footprint area as 12262 sq. ft. Correct it to read 12,862 sq. ft.

Davidson A+E Response:

Landscape Requirement table updated.

10. EASEMENTS

- Show and label all existing and proposed easement on the property.

Davidson A+E Response:

All easements shown and labeled throughout the plan set.

11. EXTERIOR BUILDING MATERIALS

- Because the subject property is zoned commercially (CP-2), the use of metal as an exterior building material is limited to incidental use unless specifically approved by City Council. Historically, the use of metal in non-industrial zoning districts has only been approved for architectural-grade metal products such as ACM. The proposed ribbed and textured metal wall panel materials appear to be standard industrial-type metal panel systems. Submit material samples for review.

Davidson A+E Response:

Two metal wall panels are being proposed

1. A textured stucco finish flat metal wall panel with concealed fasteners vertically oriented. This type of finish was utilized at the Shamrock Business Park. This panel has an authentic stucco finish on a 16" wide flat metal panel.
2. A deep ribbed metal panel (MBCI 7.2 panel) oriented horizontally. This panel is primarily used where the building signage is located. The deep ribs create a highly contrasting shadow pattern, unlike most typical ribbed panels.

Samples can be provided to show planning staff at such time the City Hall is open and available to meet to discuss the panels and gain staff support. In the meantime, electronic photos and examples of both styles of panels are provided for consideration and approval.

Engineering Review

1. General

- Show and label the 100-year WSE and emergency spillway location throughout the plan set.

Davidson A+E Response:

100-year WSE and emergency spillway labeled throughout the plan set

- Please note that the detention basin 100-year WSE must be located a minimum of 20' from the property line.

Davidson A+E Response:

The detention basin 100-year WSE is 38.68' from the eastern property line.

- Include information in the plans indicating the existing pond will be removed.
Davidson A+E Response:
Call out added to Sheet C2.2

2. Sheet C1.0

- Revise as needed so the Project Title on this sheet, the title blocks of all sheets, and the application all match.
Davidson A+E Response:
Project Title and title blocks on all sheets match application.
- Revise the Sheet Index to match the sheet numbers and descriptions for all sheets in the submitted plan set. Remove duplicate sheets and update sheet numbers as needed
Davidson A+E Response:
Sheet Index revised

3. Sheet C1.2

- Include a construction note with callouts for all 3 commercial entrances
Davidson A+E Response:
Construction note #19 included calling out all three commercial entrances.
- Revise the construction notes sheet references, they are incorrect.
Davidson A+E Response:
Construction notes revised.
- Revise “Cirt” to City in Construction Note 7
Davidson A+E Response:
Note 7 revised.
- Construction Notes 10 & 11 have been omitted from the Plan view. Please revise.
Davidson A+E Response:
Call outs for Construction Notes 10 & 11 added to Plan view.
- A 30’ section of concrete pavement is required, as measured from the enclosure doors. Please revise to meet this requirement
Davidson A+E Response:
Concrete pavement now measures 30’-0” from enclosure doors.
- The first two General Notes are not applicable for this City. Please remove.
Davidson A+E Response:
Notes removed.
- Revise the “Kansas” to “Missouri” in the survey General Notes.
Davidson A+E Response:
General notes revised to read “Missouri”.

- Show and label existing storm sewer, sanitary sewer, and water line infrastructure on this sheet and throughout the plan set.

Davidson A+E Response:

Existing utility lines shown throughout the plan set.

4. Sheet C1.3

- The existing sanitary sewer that runs along the south edge of this property is a private 2” low pressure system. In order to connect to it, you would need to submit permission from the owners of the system as well as a sanitary sewer analysis of the system for review and approval. Alternately, it would perhaps be a much better option to connect to the existing public gravity sanitary sewer just west of the west proposed entrance. Revise plans accordingly

Davidson A+E Response:

Sanitary service line route revised to connect into existing gravity sanitary sewer line.

- The existing water main along the south edge of the property is a 12”, not 8”, main. Please revise accordingly.

Davidson A+E Response:

Note revised.

- Water meter size and location will be reviewed with the Final Development Plan phase of this project.

Davidson A+E Response:

Understood.

- A storm sewer is shown along the east edge of the property. Is this existing or proposed?

Davidson A+E Response:

The storm sewer was mistakenly added to the survey data and has been removed.

- The scale shown is labeled incorrectly. Please revise.

Davidson A+E Response:

Scale labeled correctly.

5. Sheet C2.2 – C2.3

- Erosion and Sediment Control will be reviewed with the Final Development Plan phase of the project.

Davidson A+E Response:

Understood.

6. Sheet C2.4

- Label the swale location in Plan View

Davidson A+E Response:

Label added to indicate swale location.

7. Sheet C3.1

- The Existing Drainage Area Map is incomplete. There is an existing pond to the west that drain thru this site, and the area to the west is not shown at all. Please revise.
Davidson A+E Response:
 Area to the west now shown with direction of drainage indicated.
- Show and label existing pond
Davidson A+E Response:
 Call out added for existing ponds.
- Remove all proposed feature from the existing condition map.
Davidson A+E Response:
 Proposed features removed from existing conditions map.

8. Sheet C3.2

- The Proposed Drainage Area Map does not show the offsite drainage impacting the site, please revise.
Davidson A+E Response:
 Proposed Drainage Area Map revised.

9. Sheet C3.3

- The storm sewer Plan and Profile will be reviewed with the Final Development Plan phase of the project.
Davidson A+E Response:
 Understood.

10. Sheet C4.1 – C4.3

- Standard details will be reviewed with the Final Development Plan phase of the project. Please note that the pavement section provided do not meet the City's requirements. Please revise prior to submitting the Final Development Plan View
Davidson A+E Response:
 Understood. Pavement sections revised to meet City's requirements.

11. Stormwater Report

- The "Stormwater Report – Detail Center" dated Feb. 20, 2020 was incomplete. The following items were missing from the report.
 1. An existing condition drainage area map, with points of interest as identified where sheet flows converges to concentrated flow
Davidson A+E Response:
 A line and call out have been added to Sheet C3.1 & Sheet C3.2 identifying the approximate area where sheet flow transitions to concentrated flow. The line was created by offsetting the furthest point contributing to drainage by 300'.

2. A post-developed drainage area map with points of interest as identified above.

Davidson A+E Response:

A line and call out have been added to Sheet C3.1 & Sheet C3.2 identifying the approximate area where sheet flow transitions to concentrated flow. The line was created by offsetting the furthest point contributing to drainage by 300'.

3. Discussion within the body of the report concerning the emergency spillway design, including the required freeboard of 0.5 feet minimum from the 100 year water surface elevation, and the crest of the emergency spillway, as well as a discussion of the clogged condition and zero available storage freeboard requirement of 1.0 feet from the top of the dam.

Davidson A+E Response:

Page four of the report discuss the emergency spillway and required freeboard elevations as determined by clogged conditions and zero available storage.

4. Discussion within the report concerning the off-site contributors to stormwater flow, including how the off-site drainage from the pond to the west will be managed.

Davidson A+E Response:

Page four of the report describes how any drainage or overflow from the existing pond will be conveyed via earthen drainage swale to the proposed detention pond. The area of the pond was contributed to the overall area for runoff calculations used to design the detention pond.

5. Discussion within the report of allowable peak flow release rates, water quality design, and how post-development release rates compare to allowable.

Davidson A+E Response:

Page four describes design considerations for water quality rainfall event and minimum required draw down period. Peak discharge rates for existing, developed condition without detention, and developed condition with detention are provided in Table 1, Table 2, and Table 3, respectively.

6. Discussion of the proposed outlet structure and how the existing stormwater infrastructure might be utilized.

Davidson A+E Response:

Page four describes the design considerations for the storm structure and how elevations for different rainfall event were used to set outlet pipe elevations and opening elevations to discharge the runoff and meeting water quality requirements.

7. Discussion of any waivers that would be required for drainage areas and points of interest which do not follow the Design and Construction Manual regarding the allowable peak flow rates for various storm events.

Davidson A+E Response:

No waivers required.

8. Discussion of the existing pond and it's mitigation

Davidson A+E Response:

The area covered by the existing pond was taking into consideration for the total area contributing to runoff. Overflow from the existing pond will be conveyed by a proposed drainage swale and then detained and released.

- The report makes multiple references to the 1-year event, which is not required. Please replace with the 2-year event

Davidson A+E Response:

References to 1-year storm events replaced with 2-year storm event.

- Please coordinate revisions to the plans with revisions to this report

Davidson A+E Response:

Understood

- As discussed above, the report is incomplete, and no further review is being provided at this time.

Davidson A+E Response:

Understood

Traffic Review

1. The PDP should illustrate the location of existing driveways along the east side of Independence Ave. It appears the proposed driveway aligns with existing in compliance with code

Davidson A+E Response:

Land survey data used for this project does not include the existing driveways east of NE Independence Avenue. The location of the existing driveway has been called out as it is located just south of the existing fire hydrant. The proposed driveway to the west aligns with the existing driveway to the east of NE Independence Avenue.

2. Sidewalk is required along Independence Ave. and Town Center Drive within the property limits.

Davidson A+E Response:

Sidewalks added.

3. Is there an associated Conceptual Plan Application with this PDP or is the illustration included in the submittal only for the representation of how this PDP is not influenced nor influencing the development of the surrounding property? If a Concept Plan Application is required, a traffic impact study is needed for review and would include a separate phase for the PDP. A concept plan should generally depict the City planned/designed roundabout at the intersection of Independence Ave and Town Centre Blvd.

Davidson A+E Response:

The conceptual plan within the PDP submittal is for visual aid only. No traffic impact study needed.

If there are any further questions or need for additional clarification, please feel free to contact Davidson A+E.

Sincerely,



Skyler Martin, P.E.

Civil Engineer