

DEVELOPMENT SERVICES

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

Date: Friday, September 18, 2020

To:

Property Owner: UNITY SCHOOL OF
CHRISTIANITY

Email:

Applicant: CENTRAL STATES CONSTRUCTION

Email: BMAENNER@CENTRALSTATESCONST.COM

Engineer: NICK HEISER

Email: NHEISER@OLSSON.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020250

Application Type: Commercial Final Development Plan

Application Name: ARIA 1ST PLAT FINAL DEVELOPMENT PLAN

Location:

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

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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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: The FDC's for buildings 1,2,3,5, 10 and 12 shall be within 100-feet of a fire hydrant.

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: Fire Lanes shall be posted by signage or a combination of signs and painted curbs. Indicate the areas to be marked.

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.

Action required: Additional hydrants needed to meet this requirement for Buildings 2 and 5. The distance to a hydrant is measured around the building and significant obstructions.

5. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required: How will the intent of this requirement be met?

6. 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: Provide the square footage of the largest building and construction type. Fire flow shall be provided in accordance with IFC Table B105.1(2) and is allowed a 50% reduction for a sprinkler system per amended IFC Table B105.2.

7. There shall be no vertical combustible construction, or the storage of combustible building materials on site, until all fire hydrants are installed and functional and all fire access lanes (concrete or a base of asphalt) are installed.

1. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, an off-site landscape easement, road improvements on Lee's Summit Road and possible down stream stormwater improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder of Deeds Office.
2. Road improvements shall be provided on both sides of the street for the length of the applicant's development.
3. For any development within two (2) miles of the Lee's Summit Municipal Airport property or any construction that is more than 200 feet tall, a FAA Form 7460 shall be completed and submitted to the FAA, and either a copy of the FAA approval or FAA review comments indicating their conditions for approval shall be submitted to the City prior to the issuance of any building permits.
4. Upon approval of the proposed rezoning by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.
5. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 9 of the UDO.
6. The minor plat shall be approved and recorded prior to any building permits being issued.
7. Several drive aisle widths have not been met within rows of parking and at areas where there are islands. A minimum of 26' (excluding curb and gutter) is required to meet drive aisle spacing requirements.

Please label dimensions for all drive aisles, including areas where there are islands.

8. Provide a landscape worksheet that details the required quantities of landscaping required for the site. An electronic version can be sent.

Once the worksheet is submitted staff will evaluate the landscaping. It appears it matches the approved PDP, however I would prefer to have the landscape worksheet completed for verification.

Any trees located within an easement shall be of a ornamental variety.

9. Please provide color elevations.

Also, the pdp approved elevations had much more detail on the buildings on the fronts, backs, and sides (windows, stucco, color variations). The submitted elevations seems to be lacking these elements. Additional discussion is needed.

10. I didn't see a trash enclosure elevation, but may have missed it in the plan set, please direct me to the correct sheet or provide an elevation.

11. The UDO prohibits wheel stops/parking lot blocks. Is there a reason for this design? Also for the ribbon curbing?
12. Add detail within the vicinity map (street names, etc.).
13. Can you direct me to the Sheet # that would illustrate building setbacks/parking lot setbacks from the property lines and between buildings?
14. Provide the surrounding property information.
15. Provide the number of stories and total sq. footage for each building.
Also provide a breakdown of the unit types for each building. (1, 2, 3 bedroom, etc.).
16. Provide a dimension for the typical width of a parking space.
17. Label the building line setbacks and all proposed utility easements. A 50' B/L was shown on the pdp along Douglas. A 10' utility easement was shown on the pdp along Douglas.
18. What is the height of the retaining walls?
19. Provide a photometric plan. Also provide the manufacture's specification sheets for all proposed exterior lighting, to include parking lot lighting.
20. Indicate the location of the ground mounted units and the method of screening.
21. Please label the little squares that are shown on the roof tops.
22. Label the site distance triangles at the driveway entrance. Please refer to article 8 of the UDO for the definition of a site triangle.
23. A high and medium impact buffer was required on the northwest and southwest portions of the site. A modification was granted to allow offsite existing mature landscaping in lieu of the buffer on said property. Graphically provide a general number count, species, height, caliber for said trees that are located offsite. Also an offsite landscape easement is needed.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. This review does not include a review of the storm sewer system. That review will be completed in conjunction with the off-site detention basin plan review since the entire system functions together. Those comments will be sent under separate cover next week.
2. Submit an Engineer's Estimate of Probable Construction Costs.
3. Site Plan Sheets C201-C206:
 - Sheet C201: The curb types are reversed in front of Future Bldg. 10.
 - Sheet C202: The ST1 leader west of Future Bldg. 13 does not point to the storm line.
 - Sheet C202: Label the dry c & g at least once on this sheet with the construction note ##.

- Clearly label all easement dimensions throughout the plan set.
- Sheet C203: The Construction Note 02 leader at the island east of the south end of Bldg. 1 does not point to the curb & gutter.
- Sheet C203: Label the private sidewalk with the construction note ##.
- Include a Construction Note ## for heavy duty pavement and label it at least once on every sheet shown.

4. Grading Plan Sheet C301:

- All proposed contours must tie back into existing contours.
- Please confirm in the comment response letter that this plan matches the grading plan previously submitted with the mass grading plans.

5. Spot Elevation Plan Sheets C302-C307:

- Label Retaining Walls.
- Include a legend for hatching/shading used.
- Remove end sections. If rip-rap is left shown, label with page reference for details.

6. Spot Elevation Plan Sheets C308-C311: Please revise the sheet name in the title block to match the Index of Sheets.

7. Sanitary Plan Sheets C701-C70:

- Label all Profiles with the line number.
- The sanitary line exceeds the 20' maximum allowed depth between MH 1-2 & 1-5, and MHs 1-2, 1-3, and 1-4 exceed the maximum depth allowed. Please revise accordingly.
- Label all flowlines entering each MH in all Profile views.
- Relocate MHs 1-3 & 1-7 flowline information overlapping text for clarity in the Profile views.
- Service line connections require a wye, not a tee fitting. Revise plans accordingly.
- Show cleanouts at required spacing on all service lines.
- Dimension all vertical separations of less than 2' in the Profile views and all horizontal separations from structures of less than 10' in Plan views. Revise any locations that don't meet separation requirements.
- Sheet C703: Label MH 1-5 as an Outside Drop MH in the structure table.
- Sheet C706: Label the match line and MHs 2-3 & 2-4 in the Plan view.

8. Water Plan Sheets C801-C80:

- Label all Profiles with the line number.
- Show and label all sanitary crossings in the Profile views.
- Update all service line material labels to call out the desired pipe material.

9. Sheet C901: The City requires 4" aggregate base under sidewalk. Please revise detail accordingly.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Update Sight Distance diagrams to also include a reference point behind the pedestrian crossing, where a vehicle stop position is more likely in normal conditions. Otherwise the diagrams are correct and illustrate a minimum, less conservative, scenario. In the scenario illustrated there does not appear to be any issue except that "Entry 1 Looking

Left" is marginal and with any vegetative growth it will be inadequate. Adjust grading and landscape plan as applicable to improve this sight line near Sta. 12+00 on the associated profile.

Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Water meter vault details not found in design.

Action required: Provide domestic water meter vault details. (not provided by City - to be individually engineered)

2. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

2018 IPC 708.1.4 Changes of direction. Where a horizontal drainage pipe, a building drain or a building sewer has a change of horizontal direction greater than 45 degrees, a cleanout shall be installed at the change of direction. Where more than one change of horizontal direction greater than 45 degrees occurs within 40 feet of developed length of piping, the cleanout installed for the first change of direction shall serve as the cleanout for all changes in direction within that 40 feet of developed length of piping.

Action required: Provide cleanouts to comply.