

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, December 09, 2020

**To:**

**Property Owner:** LEES SUMMIT SCHOOL DIST R 7 Email:

**Applicant:** GOULD EVANS

Email:

**Engineer:** KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020351

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit High School Addition and Renovations - 2020

**Location:** 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**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.

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**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:**

<b>Fire Review</b>	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 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:

1. Fire lanes shall be marked by a combination of RED curbs and signage.
2. Mark the area in front of the new FDC.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required: The accesses being paved to the farthest east bulding (Ref. C130 Site Plan-North) need to meet this requirement.

4. 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.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LAND USE TABLE -- PARKING.
  - List the number of existing and proposed resulting number of classrooms to confirm parking adequacy. Minimum parking requirements are based on the number classrooms, calculated at 6 parking spaces required for each classroom for a high school.
  - The number of proposed parking spaces listed on Sheets C100 and C1005 do not match, 1154 vs 1159, respectively.
2. BLUE PKWY REALIGNMENT. Call out that the Blue Pkwy realignment shown on the plan is not part of this plan but a future improvement by others.
3. EXTERIOR MATERIALS. Label the proposed exterior building material colors.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Corrections
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1. The public sanitary sewer running from the Highway Patrol property to City manhole #39-155 should be designated as private to avoid conflicts with construction. This would require a new public sanitary sewer extension to the Highway Patrol property from the public sanitary sewer located in the northeast portion of the High School property. In addition, a portion of the sanitary sewer 39-041 to 39-039 should also be dedicated as private.
2. The asphaltic pavement detail should be revised to show aggregate subgrade and chemically-stabilized subgrade extending a minimum of 1 foot beyond the back of curb.
3. A site-specific design is required for the water meter vault since the City does not supply meter vaults for water meters above 2 inches. The meter vault should include bypass piping. The ring and cover should be a square aluminum hatch, 36" X 36", centered over the meter and steps. The steps need to be MA Industries copolymer polypropylene plastic coated steel model PS2-PF.
4. Sheet C350: Where are the retaining walls in relation to the project? This sheet appears to lack context to the overall project.
5. Where and how will the backflow vaults drain? The typical detail for the backflow vault shows a sump, and the notes require that a method be shown how the vault will drain. This can be via daylighting, connection to a private junction box or inlet, or construction of an infiltration gallery.
6. The City will not support waiving the Comprehensive Control Strategy for this project. There did not appear to be any justification for relaxing these requirements in the waiver request.
7. On the revised detention basin plans, please provide a prominent note that the basin must be constructed prior to any other improvements on the site, with the exception of erosion and sediment control features.
8. Portions of utility easements should be vacated for those portions of the sanitary sewer line to be dedicated as private. Please see comment number 1 for specific information concerning these vacates.
9. Please ensure that all private sanitary sewer lines are connected to public mains via a wye rather than a direct manhole connection. This applies for all sanitary sewer lines less than 8 inches in diameter.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Site lighting not found.

Action required: Provide complete design or request deferral to building permit submittal.

2. Clarify construction/relocation of water meter. Plans show existing meter to remain but also shows an additional new meter.

Provide the following:

- Resolve conflicting information.
- Provide complete water meter vault construction details. (fyi - we do not have a standard detail for your use.)