

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, December 16, 2020

**To:**

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com

**Other:** POWELL MINNIS

Email:

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2020353

**Application Type:** Commercial Final Development Plan

**Application Name:** Independence Ave Detail Center

**Location:** 2100 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

---

**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:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. ARCHITECTURE/BUILDING FOOTPRINT. The proposed material and color palette is consistent between the building presented to the Planning Commission and City Council for approval of the preliminary development plan. However, the form of the proposed building is a significant departure from that which was presented and approved as part of the preliminary development plan.

The proposed building has a rectangular footprint with no building projections or offsets. The building previously presented to the Planning Commission and City Council had a significantly different footprint with various offsets and projections to break up the large expanses of wall on all sides, as required by the UDO. Whereas the previously presented elevations approved as part of the preliminary development plan met the UDO's architectural design standards, the propose building does not.

2. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-top mechanical equipment. Ground-mounted equipment shall be totally screened from view using evergreen landscaping of a height at least equal to the equipment at the time of planting. Roof-top mechanical equipment shall be totally screened from view using parapet walls of a height at least equal to the equipment. Dash in the location and heights of any RTUs, taking into account the heights of the curbs on which they will be mounted, to confirm that the parapet heights will screen said equipment.

3. SIDEWALKS.

- The civil site plan (Sheet C1.2) shows the public sidewalks constructed within the boundaries of the subject lot. Both sidewalks shall be relocated within the public rights-of-way.
- Show the required 5' sidewalks along both street frontages on the architectural site plan (Sheet A1.1).

4. ADA PARKING. Provide an ADA parking sign detail showing the sign to be mounted a minimum 60" above grade, measured to the bottom of the sign.

5. CURBING. Will CG-1 curbing be used adjacent to the vehicle display pads, or will mountable curbing be install adjacent to these locations? Call out the use of an alternate curb type (CG-2) at these locations if CG-1 will not be used. If an alternate curb type is proposed, it shall only be used for the minimum length necessary to accommodate the use of vehicles to access the pads.

6. EASEMENTS. Show and label all U/Es located on the property. At a minimum, there is a 10' U/E along both street frontages.

7. POND AREA. A geotechnical report is required for the reclaimed pond area over which the development is proposed to be constructed.

8. LIGHTING. Provide cut sheets of all exterior light fixtures for review.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

---

1. Please submit:

- Engineer's Estimate of Probable Construction Costs.
- SWPPP
- Copy of the MDNR Land Disturbance Permit.

2. Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.

3. Label all easements throughout the plan set.

4. This is an initial submittal. No clouding or revision annotations should be on the plan set.

5. Please include a dimension plan.

6. Sheet C1.0:

- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Revise the Storm Sewer contact phone number to 816-969-1800 on this sheet and throughout the plan set.

7. Sheet C1.1: Replace the 14th General Note with the following: "The contractor shall notify the City of Lee's Summit Development Engineering Inspection at (816) 969-1200 at least 48 hours prior to the commencement of any construction."

8. Sheet C1.2: Please reference "Development Engineering Inspection" rather than "Engineering Division of Public Works" in Demolition Note 5.

9. Sheet C1.3:

- Label the existing sanitary sewer running along the south property line as Private.
- The domestic water line connection requires a corporation stop rather than a tap with solid sleeves.
- Locate the water meter 1' from the easement line within the easement, and the backflow vault outside of the easement.

10. Sheet C2.1: Please make sure all proposed contours tie back into existing contours and that they don't extend beyond the curb line.

11. Sheets C2.2-C2.3: Revise the ESC to match the revisions being made to the Mass Grading and ESC plan set.

12. Sheet C2.5: Truncated domes are required at public street crossings.

13. Sheet C4.2: Please note that the 6" minimum granular bedding requirement on top of pipes has been revised to 12" minimum. Please revise the Pipe Embedment detail accordingly.

14. Stormwater Report:

- Please add "Final" to the report title.
- Sheets C3.1-C3.3 are listed in the Table of Contents, but are not included in the report.
- Please review your use of "impervious" and "pervious" in the Existing Conditions section, it seems to be reversed at least a portion of the time.
  - The Comprehensive Control Method is mentioned, but not in detail. Please discuss the allowable release rates and how the proposed compares to the allowable. The difference between proposed and existing is informational, but not the main requirement.
  - There is a "Stormwater Report Requirements" document on the City's website. Please revise the report to more closely align with this document. The City has moved to requiring specific points of interest (POIs) included in the analysis that are consistent between existing and proposed conditions.

15. Stormwater – General:

- It would be helpful if the drainage area maps were expanded to show the street network surrounding the overall site for reference. This will more clearly show the overall detention provided.
  - Include standard details for MH Frame, MH Cover, and Flared End Section.

16. Sheet C3.3:

- The inlet sizes don't meet the City's requirements. Please revise.
- For clarity, it would help if the proposed pipes were not hatched. Existing and proposed pipes can be differentiated adequately by line type.
  - Please revise the 100-yr HGL line type to a dashed line to better differentiate from edge of pipe.
  - Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
    - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
    - Structures 1-3, 2-2, and 2-4 do not meet the minimum drop thru inlet requirement. Please revise.
    - Revise the existing grade line between Structures 1-2 and 1-3.
    - Does the proposed grade tie into the existing grade east of Structure 3-3? It's unclear from the profile, but it could just be because it's such a short distance the dashed line has a gap at the point they connect.
  - Note that "Storm" is misspelled in the Storm Line 3 label.
  - The line size in the flowline labels for Structures 3-2 and 3-3 are incorrect. Please revise.
  - Include the FL(Out) at Structure 3-3.

17. Sheet C3.4: Please update the storm sewer calculations based on any plan revisions as necessary.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

---

1. The plan is missing a small section of sidewalk along Independence north of the proposed driveway to the north property line.

1. Retaining wall design deferred.

Action required: Comment is for informational purposes. Retaining wall designs must be submitted and approved prior to any inspections related to wall.

2. Grinder pump must be designed and installed per 2018 IPC 712 Sumps and Ejectors.

Action required: Comment is for informational purposes.

3. Site lighting/electrical designs not found.

Action required: Provide complete design including pole base details and all circuitry. Include power to grinder pump as well.