

DEVELOPMENT SERVICES

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

Date: Tuesday, January 12, 2021

To:

Property Owner: STAR ACQUISITIONS & DEVELOPMENT LLC Email:

Applicant: STAR ACQUISITIONS & DEVELOPMENT LLC Email:

Engineer: AGC Engineers, INC Email: Rcowger@agcengineers.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020383

Application Type: Commercial Final Development Plan

Application Name: Oakview Storage Lot 4

Location: 1440 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. TRASH ENCLOSURE. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. The plan currently shows a concrete pad 14 feet in length, measured from the enclosure opening.

2. SIDEWALK LINE WORK. A segment of the sidewalk improvement along the radius of the northeast corner of the Private Drive A and B intersection appears to be missing.

3. DRIVEWAY ENTRY WIDTH.

- The minimum pavement width at the parking lot entry off Private Drive B shall be a minimum of 24', excluding curb and gutter (28' from back-of-curb to back-of-curb). The drive currently measures 27' from back-of-curb to back-of-curb). The curb line shall be pulled back a minimum of 1' to meet the minimum drive width.

- Dimension the pavement width, excluding curb and gutter, for the parking lot entry off Private Drive A. It appears to scale at 23'-6". A minimum pavement width of 24' is required, excluding curb and gutter.

4. DRIVE-THROUGH LANE. Show the location for the drive-through order box. A minimum 4-car stacking is required from the drive-through pick-up window and a minimum 5-car stacking is required from the order box.

5. ADA PARKING SIGN. Revise the sign detail to show the parking sign mounted a minimum 5' above grade, measured to the bottom of the sign.

6. MECHANICAL EQUIPMENT SCREENING. Show the location of all ground-mounted and roof-top mechanical screening screening on the site plan and/or building elevations (using dashed lines) to the extent possible. Ground-mounted equipment shall be fully screened from view from off the property using masonry walls or evergreen landscaping of a height at least equal the equipment being screened. Roof-top units shall be fully screened from off the property using parapet walls of a height at least equal the equipment being screened. Please account for the additional curb height on which the RTUs will be mounted.

7. LIGHTING. Provide cut-sheets for all proposed exterior lighting fixtures for review and approval. All exterior light fixtures shall have full 90-degree cut-offs in order to direct light down and so the light source is not visible from off the property.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 503.2.3 - 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.

3. Additional fire protection may be required depending on use and interior layout of tenant spaces.

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer

Loic.Nguingiri@cityofls.net

Corrections

1. Please include a FEMA National Flood Hazard information note.
2. Please show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Please include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".
4. Before resubmitting, feel free to remove the note(s) that are not applicable on sheet 2. Please revise the water notes to match the proposed scope of work shown on the utility sheet. Make sure to also revise sanitary note 10 to mention "City of Lee's Summit".
5. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.
6. Please provide inlet protection to the curb inlet across private drive A.
7. On the utility sheet, please add a note regarding the 18" minimum vertical clearance requirement between utility lines. Make sure to also specify the pipe material to be used for both the water service line and the sanitary lateral.
8. When pipe is to be installed in embankment or fill, the embankment shall be constructed in accordance with APWA Section 2102.6 and shall be built up to a plane at least 18 inches above the top of the pipe prior to the excavation of the pipe trench. Please include the following note on any applicable sheet: "Compacted fill shall be placed to a minimum of 18" above the top of the pipe prior to installation". Also, make sure to show/label the limits of the compacted fill placement in the profile view(s). Use hatching for clarity.
9. The ADA-accessible ramps at the commercial entrances are not detailed, but rather, only labeled on the site plan. The City of Lee's Summit requires a site-specific detail for each ADA-accessible ramp and route across commercial entrances. Please be aware of the City-specific requirements, which are more stringent than PROWAG in terms of running slope (7.5%), and cross-slope (1.5%). Please update as appropriate, and include appropriate reference notes on the site plan indicating the location of the site-specific details within the plan set.
10. The trenching and backfill detail for storm line, sanitary sewer line, and water lines has changed recently. The City of Lee's Summit now requires 12 inches of aggregate over the top of the pipe rather than 6 inches.
11. The hydraulic grade line for the design event should be shown on the profile view of the storm lines greater than 6 inches in diameter. At a minimum, the 10 year event must be lower than the crown of the pipe.
12. The standard detail for the private sanitary sewer lateral connection to the public sanitary sewer is missing. Please include the City's building sewer stub and riser construction standard detail [SAN-1].

13. Please show/label flow line elevation(s) on to the storm sewer profile view. Make sure to assign a 0.2' minimum elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degree. If the angle is equal or above 22.5 degree, please assign a 0.5' minimum elevation drop.

14. Please clearly show/delineate area(s) of proposed sidewalk.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Retaining wall not provided. Deferred to construction per request.

Action required: Complete retaining wall design must be provided before installation and inspection.

2. Sheets 2 and 8 conflict as regards size of water meter and pipe sizes. (1" or 2"? - fyi: MEP calls for 1")

Action required: Resolve conflict.