

DEVELOPMENT SERVICES

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

Date: Monday, February 01, 2021

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Applicant: SFCS ARCHITECTS

Email:

Engineer: BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021013

Application Type: Commercial Final Development Plan

Application Name: John Knox Village - Meadows Phase II

Location: 520 NW HOPE LN, LEES SUMMIT, MO 64081

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 multi-page 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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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 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.

Confirm there is adequate fire flow for the size of building and type of construction. Local amendment to Table B105.2 only allows for a 50% reduction in fire flow for a fully sprinklered building.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Mechanical Equipment. Are there plans for any mechanical equipment to be on the exterior of the building? If so, please make sure any ground-mounted mechanical equipment is screened from view using masonry walls or evergreen landscaping at least equal in height to the units. Any roof-top equipment needs to be screened from view using parapet walls at least equal to the height of the RTUs.
2. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be emailed to the planner's email address above.
3. Parking. Please provide documentation as to how you determined the projected need for parking numbers.
4. Landscaping. On L3.0 (page 25) and L3.2 (page 27) I am concerned about the trees in the islands right next to the end parking stall. I am afraid they will obstruct visibility for the people backing out and the access point. Making it hard to see if anybody is driving by on L3.0 and entering on L3.2. Do you think you could eliminate or relocate the trees from those islands due to sight distance concerns? If you would like to maintain the presence of landscaping you could plant small shrubs.
5. Sidewalk. Please show sidewalk measurements.
6. Utility easements. Please show U/E measurements.
7. Building setbacks. Please show building setback lines.
8. Parking setbacks. Please show parking setback lines.

9. Monument signs. Are there plans for a monument sign?

10. Living units. Please list the total number of living units.

11. Trash enclosure. Are there plans for trash enclosure?

12. Oil and gas well. Please use a more current resource. You can refer to the DNR Well Database and reference the site.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Stormwater Report Memorandum: The design exceptions listed in Section 5600 should be referenced in the report. The southern parking lot would appear to be granted an exception based on a "previously approved stormwater management plan", while the other improvements would be based on design exceptions related to net increase in impervious area being less than 5000 square feet. Please clarify within the memorandum.

2. North Utility Plan: If using less than an 8 inch lateral for the sanitary sewer connection, it should be connected via a new wye connection. As shown, the new 6 inch sanitary sewer lateral is shown directly-connected to the manhole.

3. North Utility Plan: A backflow vault is shown immediately downstream of the 2 inch water meter. Backflow devices for domestic service lines must be contained within the building. Please remove.

4. North Utility Plan: A gate valve is required immediately upstream of the backflow vault for the fire line. Please revise as appropriate.

5. North Utility Plan: A tap is called-out for the fire line on Hope Ln. This is not allowed. A cut-in tee is required.

6. Neither the medium duty or heavy duty asphaltic concrete options meet the standards set forth in the Unified Development Ordinance (UDO). Please see these requirements and update as appropriate.

7. A section view of the CG-1 curb and gutter is needed which shows that subgrade will be extended a minimum of one (1) foot beyond the back of curb. The City does not currently have a standard detail for this, so a custom view will be needed.

8. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the estimate for purposes of calculating the Engineering Plan Review and Inspection Fee include: 1) paving, 2) subgrade, including the area one (1) foot beyond the back of curb, 3) curb and gutter, 4) storm lines greater than 6 inches, 5) storm structures, 6) sanitary sewer line, 7) wye connections, 8) grading to establish proper drainage, 9) compaction, 10) water lines, 11) water line connections, 12) backflow vaults, 13) valves, 14) erosion and sediment control devices and measures, and 15) final restoration including seeding, sodding, fertilizer, mulch, and topsoil.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The proposed RRFB is not an issue, but it does require a license agreement for permitted private asset ROW Encroachment.

1. A-series drawings are not part of this review.

Action required: None. This comment is for informational purposes.

2. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

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.

Action required: Modify utility plans to show cleanouts at building junction and every 100' minimum.

3. Water service backflow device shown in a vault.

Provide the following:

- Complete vault construction detail.
- Backflow type. (some types are not allowed to be installed underground)

4. Backflow for irrigation system not found.

Action required: Specify backflow device and installation.

5. Site lighting design incomplete.

Action required: Provide complete site lighting design including all circuitry and light pole base design.