

DEVELOPMENT SERVICES

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

Date: Wednesday, August 04, 2021

To:

Property Owner: SALLEE REAL ESTATE
INVESTMENTS LLC

Email:

Applicant: LAKEWOOD SELF STORAGE, LLC

Email: JBEAL@NGZIMMER.COM

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021278

Application Type: Commercial Final Development Plan

Application Name: Lakewood Self Storage

Location: 4101 NE PORT DR, 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:

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 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Provide a Knox Box on the building above the FDC and knox key switches on the gates.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide elevations of the structure. This was not submitted as part of the final development plan submittal.
2. On Sheet C0.0 the call out for City of Lee's Summit Public Works replace Dena Mezger with Michael Park.
3. Provide a Photometric Sheet.

Provide all manufacturer's specifications for the lighting and mechanical units.

4. Provide a detail for the trash enclosure.
5. The Unified Development Ordinance requires deciduous trees to be a minimum of 3" caliper and evergreen trees are a minimum of 8' in height. Please revise the landscape table.
6. Provide dimensions for the parking stalls: width and height.

Provide dimensions for the north and south drive aisles.

7. Provide the oil/gas well note indicating whether there are any onsite.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Retaining wall appears to be within a platted easement on the north side of the project. This is considered an "unallowed use" of the easement.

2. Highly recommend a separate sheet for the detention basin. An as-built drawing is required prior to occupancy, and the single sheet with the grading and outlet structure details makes the as-built requirement fairly straightforward. Items to include on this sheet, in addition to what has already been shown on the grading plan, include the storage volume for the 100 year event, the 100 year water surface elevation, the clogged condition/zero available storage 100 year water surface elevation, top of dam, bottom of basin, and slope of the basin. During the as-built phase, the as-built storage volume and as-built elevations shall be shown.
3. Is a single 12 inch storm line exiting the basin sufficient for the 100 year event? According to our rough calculations, this primary outflow pipe will not meet the Design and Construction Manual in terms of being able to manage the 100 year event without surcharging.
4. A separate utility plan sheet showing the water and sanitary sewer shall be provided.
5. Utility plan sheet shall provide callouts for sizing of public water main on west side of Port Dr.
6. Material type and sizing shall be shown on utility sheet for the fire line. An additional valve shall be shown on the west side of Port Dr.
7. Fire line shall not be tapped, but rather, a cut-in tee shall be noted and shown.
8. The plans do not indicate if an irrigation system will be installed. Please provide additional information.
11. Domestic water main material type shall be shown on the utility sheet. Please be aware of the requirements shown on the standard detail.
12. Plan set was missing the ADA-accessible ramps. Standard details shall not be used to construct ADA-accessible ramps, but rather, site-specific designs shall be used. Please be aware the method shown at Lakewood Way and Port Dr. is not going to be acceptable. Multi-directional ramps as shown in GEN-3A are not acceptable unless repairing an existing legacy ramp. New ramp design shall be a mono-directional ramp for each direction. Please ask for examples if needed.
13. Wings are shown in the overall site plan for the ADA-accessible ramps. The City does not desire the wings, but rather, grading no more than 3:1 to achieve a transition in the areas normally reserved for "wings".
14. Is an emergency spillway warranted for the basin? Is this basin in a cut situation? If not, an emergency spillway meeting the requirements contained in the Design and Construction Manual is required, including the 1.0 foot freeboard between the clogged/zero available storage condition and the top of dam, and 0.5 feet from the nominal 100 year water surface elevation and the crest of the emergency spillway.
15. What is the top width of the dam? It appears to be 1 foot, which does not appear adequate for long term integrity of the dam.
16. Recommend a typical section view of the dam, showing the emergency spillway, the slope of the dam, the top of the dam, the top width of dam, and the bottom of the basin elevation. This should be placed on the single sheet discussed elsewhere.
17. Low opening in the outlet structure appears to be at the flowline (in) elevation of the pipe entering the basin. In other words, it appears there is zero slope from the incoming pipe to the lowest opening in the outlet structure. Please evaluate and revise as appropriate.

18. KCMMB mix of a minimum 8 inches thickness shall be shown at the new driveway, from the sawcut in right of way, to the property line.

20. Backflow vault shall be moved outside the limits of the easement.

21. Discrepancies exist in the outlet structure. One version shows eleven (11) openings, while another shows (7) openings. Please reconcile, and consider that the report shows seven (7). If eleven (11) orifices are being installed, the report shall be updated.

22. An Engineer's Estimate of Probable Construction Costs is required prior to formal approval of the plans. The Engineering Plan Review and Inspection Fee is based on this estimate. Please include the following: 1) storm lines and storm structures, 2) sanitary lines and wyes, 3) water lines and fire lines, 4) pavement, 5) subgrade, including the area one (1) foot beyond the back of curb, 6) curb and gutter, 7) grading and compaction, 8) detention basin construction, 9) sidewalk and ADA-accessible ramp, 10) erosion and sediment control measures, and 11) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

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	Approved with Conditions

1. Utility plan references sheet C9 for water meter installation detail (WAT-11) but it is actually on sheet 7.1. Installation of copper piping as designated on detail will be field verified.