

August 13, 2021

Jennifer Thompson
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: LAKEWOOD SELF STORAGE, 4101 NE PORT DR., LEES SUMMIT, MO 64064
PL2021278 - COMMERCIAL FINAL DEVELOPMENT PLAN**

Dear Jennifer,

This letter is regarding the above referenced project and staff comments dated August 4, 2021 to which we have the following responses:

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).

Response: Acknowledged.

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 costs, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Response: Acknowledged.

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.

Response: Acknowledged.

Required Corrections:

Fire Review

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.

Response: Acknowledged – and noted on latest revised plans

Planning Review

1. Provide elevations of the structure. This was not submitted as part of the final development plan submittal.

Response: Included with latest plan submittal package.

2. On Sheet C0.0 the call out for City of Lee's Summit Public Works replaces Dena Mezger with Michael Park.

Response: Updated with plan submittal

3. Provide a Photometric Sheet.
Provide all manufacturers' specifications for the lighting and mechanical units.

Response: Included with latest plan submittal package.

4. Provide a detail for the trash enclosure.

Response: Included with latest plan submittal package.

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.

Response: The Landscape Plan has been updated to reflect this requirement.

6. Provide dimensions for the parking stalls: width and height.
Provide dimensions for the north and south drive aisles.

Response: Dimensions have been added to the latest revised site plan

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

Response: Note has been added to the updated cover sheet.

Engineering Review

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.

Response: We have revised location of the proposed wall so as to not encroach into the platted easement area.

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.

Response: See Sheet C5.0.

3. Is a single 12 inch storm line exiting the basin sufficient for the 100 year event?
According to our rough calculations, the primary outflow pipe will not meet the Design and Construction manual in terms of being able to manage the 100 year event without purchasing.

Response: Acknowledged – Please note that we have revised our storm water calculations for this area – The downstream storm sewer is a 15” storm sewer pipe – We have revised out outlet pipe to be a 15” to match the downstream system. It is our design intent to surcharge the proposed outlet pipe in the 100 year storm event, which will restrict flows as required.

4. A separate utility plan sheet showing the water and sanitary sewer shall be provided.

Response: See Sheet C6.0

5. Utility plan sheet shall provide callouts for sizing of public water main on west side of Port Dr.

Response: Included on Sheet C6.0

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.

Response: Updated on Sheet C6.0

7. Fire line shall not be tapped, but rather, a cut-in tee shall be noted and shown.

Response: We have revised the callout for the Fire Line Tap on Sheet C6.0

8. The plans do not indicate if an irrigation system will be installed. Please provide additional information.

Response: We have updated the Site Utility Plan to reflect a separate irrigation tap. The proposed irrigation system will be a design/build system and submitted under separate cover with the final permit documents on the project.

11. Domestic water main material type shall be shown on the utility sheet. Please be aware of the requirements shown on the standard detail.

Response: We have updated and included this information on Sheet C6.0

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.

Response: We have updated the plans to reflect this requirements on Sheet C1.1

13. Wings are shown in the overall site plan for the ADA accessible ramps. The City does not desire the wings, grading no more than 3:1 to achieve a transition in the areas normally reserved for "wings".

Response: See updated plan set and Sheet C1.1

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.

Response: Please note that the basin is "recessed" and in a cut area of the site.

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.

Response: We have revised the top width of the dam to be 3'. Please also note that due to the nature of the existing soils in the area, which appear to be limestone/rock, we feel that the integrity of the dam will be adequate with this condition.

16. Recommend a typical section view of the dam, showing the emergency spillway, the scope 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.

Response: We have included this information on Sheet C5.0.

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.

Response: We have updated the storm details and storm study with the updated submittals to match and be more consistent with each other

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

Response: Acknowledged and included with the city's standard details.

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

Response: We have revised the location to be outside

21. Discrepancies existing 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.

Response: We have updated the storm water study/details to be consistent with each other on the latest revised plan sets.

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.

Response: A signed/sealed engineer's estimate has been included with this resubmittal package.

Thank you for your review, please let me know if you have additional comments or questions.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read "Jeffrey T. Skidmore".

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/mdr
Enclosures