

DEVELOPMENT SERVICES

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

Date: Monday, August 23, 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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The exterior of the trash enclosure (besides the gate), is required to be of a masonry, stucco material. It seemed the call out for the exterior walls were metal paneling.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment 14 within the previous applicant letter. We do not agree the detention basin is in a "cut" situation. Only a small portion of the basin is shown in this condition. An emergency spillway is warranted, and justification for its location to minimize risk shall be discussed within a revised stormwater report. According to the grading plan, there will be instances where the top of dam is 12 feet higher than existing ground. If the primary outlet works becomes clogged, the dam will overtop. This is not allowed by the Design and Construction Manual.

2. Further discussion was held between the applicant's design professionals and City staff concerning Port Dr./Lakewood Way ADA ramp design that was missing from the previous submittal (see comment 12 previous applicant letter). As discussed during an email to Jeff Skidmore and Ryan McGinnis Aug. 9, 2021, an ADA-accessible receiver ramp is required on the northwest corner of Port Dr. It shall be designed to receive pedestrian traffic from the opposite side of Port Dr. Please provide an ADA-accessible ramp on the west side of Port Dr. terminating at a turning space that is designed to be "flat" (as defined by no more than 1.5% slope in any direction). Ensure crosswalk between the two (2) ADA-accessible ramps is after the stop sign. Min. distance is 4 feet, maximum is 6 feet.

3. Please see previous applicant letter comment 12. Although an Port Dr./Lakewood Way ADA-accessible ramp detail has been provided on Sheet C1.0, it does not meet the standards set forth in Section 5305 of the City of Lee's Summit Design and Construction Manual in terms of slopes. In particular, ramp exceeds the max. longitudinal design slope of 7.5% from the truncated domes to the gutter when using the elevation callouts provided on this sheet. Cross slopes exceed 1.5% max. Turning space was not defined, and appears to exceed 1.5% in one or more directions. As a guide, Section 5304.8 of the Design and Construction Manual includes a list of items that are required within plans. Please review this list and provide the detailing necessary to construct the ramps in accordance with City of Lee's Summit standards.

4. Please see previous applicant letter comment 12. Cross slope at the stop controlled ADA-route across the intersection of Port Dr. and Lakewood Way appears to exceed the max. slope at the proposed crossing. Stop signs should be relocated to a point no further than the PC of the curb return. The relocated crosswalk at that location (i.e., 4 feet after the relocated stop sign) appears to meet the cross slope standards based on the elevation callouts. It would appear the ADA-route across the intersection was planned further north than shown, because the slopes appear compliant near the PC of the curb return.

5. Please eliminate the truncated domes from the ADA ramps shown at the commercial entrance. These are only required at public street intersections or other high volume entrances.

6. Please see comment 2 and 16 contained within the previous applicant letter. Although Sheet C5.0 was provided, and included some of the items listed, it did not include the grading plan in the form of contours within the detention basin, labeling of line 300 as "section view of dam at outlet structure" (or equivalent language), top of dam elevation in numeric format, emergency spillway in plan view and profile view, elevation of emergency spillway crest in plan and profile view, proposed storage for the 100 year event, slope callouts for dam face (e.g., 3:1), and slope within the bottom of the basin (the profile view shows "less than 1% min.", which does not appear to make sense).

7. Conclusions and Recommendations contained within the Stormwater Study: This section contained a statement concerning the emergency spillway being comprised of the grated top of the outlet structure. This does not meet the requirements contained in Section 5600 of the KC APWA, as adopted by the City of Lee's Summit. The top of an outlet structure may be used, provided it is not connected to the primary outlet works. In this case, the top of the grate is acting as a portion of the primary outlet works since the nominal 100 year water surface elevation is above the crest of the grated top. If it is desired to utilize the grated top for the emergency spillway, a minimum of 6 inches freeboard is required between the top of this grated inlet and the 100 year nominal water surface elevation within the basin. Additionally, any downstream pipe connection shall be able to manage the 100% clogged/zero available storage 100 year water surface elevation without overtopping the dam, and with a minimum 1.0 feet of freeboard. Discussion within the text of the report shall be provided, in addition to calculations in the appendix.

8. See comment 3 in the previous applicant letter. The response states that the receiving pipe shall be used to constrict flows, but unclear whether overtopping of the dam shall occur during the 100% clogged/zero available storage condition and still maintain a minimum 1.0 feet of freeboard. Please see above comments concerning the emergency spillway for additional clarification.

9. Previous submittal showed no casing carrier pipe for the fire line beneath Port Dr. The most recent submittal (utility sheet which was not included on the previous submittal) shows casing carrier pipe for the fire line. Please remove the casing carrier pipe since it is not desired by Water Utilities. It shall be bored, but a casing carrier pipe is not needed or desired.

10. Please label the gate valve on the west side of Port Dr. in addition to the label. See opposite side of Port Dr. for example.

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