

DEVELOPMENT SERVICES

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

Date: Monday, December 13, 2021

To:

Property Owner: PARKER JEANNIE MICHELLE Email:

City Staff: Scott Ready Email: Scott.Ready@cityofls.net

Applicant: Nick Fore Email: nfore@crossdevelopment.net

Property Owner: KRAFT THOMAS ANTHONY Email:
TRUST

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021426

Application Type: Commercial Final Development Plan

Application Name: Caliber Collision

Location: 710 SE BLUE PKWY, LEES SUMMIT, MO 64063

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:

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Front building setback. On page 8, you show the correct 15' setback in the table, but on the drawing you show it as 20'. There are multiple pages that show 20' for front yard setback
2. Dumpster enclosure. It appears the gate material you are proposing does not meet the UDO requirements. Please refer to Sec 8.180, Architectural Characteristics, letter G.
3. The minimum required drive width is 24' of pavement, or rather 28' from back-of-curb to back-of-curb. The drive stubbing to the east and the drive entering the parking lot on the east side of the building are drawn only having 22' of pavement width, or rather 25' from face-of-curb to face-of-curb. Revise to have 24' pavement width in accordance with UDO Section 8.620.
4. Land Use Schedule. The schedule provided on Sheet 8 has line items for "Number of Dwellings" and "Dwelling Units per Acres". Remove both line items. There are no dwellings on the property.
5. Temporary Asphalt Curb. Provide a temporary asphalt curb across the drive boundary where said drive will be extended to the west whenever that property is developed.
6. Exterior Lighting. Please show all exterior lighting specifications (wall and pole lighting), including pole heights with the base. Refer to the UDO Subdivision 5-Lighting Standards.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Mention "Final Development Plan" or "Final site Development Plan" within the headline of the cover sheet.
2. Revise general note 5 to state that "all construction shall follow City of Lee's Summit's Design and Construction manual". General note 9 should refer to the "City of Lee's Summit's Design and Construction manual" as well.
3. Include a general note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
4. Please make sure to obtain the appropriate permission or temporary construction easement in order to perform grading or land disturbance work outside of the property limits.

5. Revise the overlapping and/or unreadable information shown on the ESC phase I plan sheet, and throughout the set of plans.
6. Provide silt fence along the western property line, as well.
7. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.
8. Relocate the monument sign 5 feet minimum away from the edge of U/E.
9. The site plan sheet appears to show a CG-2 curb and gutter on the western edge of the commercial entrance and a CG-1 curb and gutter on the eastern edge. Please clarify whether this is the intent. Or revise to show a single type of curb and gutter along both edges.
10. Show/label a temporary curb across the connection to the western adjacent lot, on sheet 8. Include a detail for the temporary curb, as well.
11. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical.
12. On sheet 10, the "Geogrid or chemically stabilized subgrade" language should be shown within the 12" subgrade layer, for asphalt pavement construction only.
13. Include the GEN-2 construction standard detail.
14. The City requires a 12"-thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe and a 6"-thick minimum layer below. Revise the trenching and backfill construction detail(s) accordingly.
15. For a 1" water meter, a 1" pipe shall be installed from the connection point up to past the water meter, then an inverted reducer can be placed if needed further along the domestic water service line. The City Project manager will reach out to the design engineer in order to share our take on the most efficient configuration of the water utility network for this development.
16. Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well, between the water meter and the private customer.
17. The proposed 6" fire line must connect to the 8" water main via an 8" x 6" tee. While, the proposed 1" domestic water service line must connect to the 8" water main via a 1" tap.
18. The proposed 6" sanitary sewer lateral must connect to the 8" sanitary main via an 8"x 6" cut-in wye.
19. In regard to the stormwater report, there is a typo in the 10-year event allowable peak flowrate in the bottom table on Page 6.
20. In regard to the stormwater report, there are 2 typos in the upper text box and the text is cut off in the lower text box on the Inlet Report in Appendix C.
21. Please provide a SWPPP report and Missouri DNR permit.
22. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Traffic Review

Brad Cooley

Brad.Cooley@cityofls.net

Corrections

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1. Please provide confirmation of acceptance from MoDOT for the proposed access to Blue Parkway.

Building Codes ReviewJoe Frogge
(816) 969-1241Plans Examiner
Joe.Frogge@cityofls.net

Corrections

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1. Backflow preventers are designed to be RPZ type above grade with heated covers.

Action required: Comment is for informational purposes. While code compliant this method of protection is not recommended in this climate.

- Recommend that irrigation BFP is changed to double check style below grade.
- Recommend BFP for building service is relocated to inside the building.

2. 1.5" tap/corp not available.

Action required: Specify either 1" or 2" tap at water main.

3. Site lighting design not found in submittal.

Action required: Provide complete site lighting design that includes all circuitry and light pole base detail.

4. 2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Modify general note #18 on Sheet 20. Minimum burial depth for water piping is 3'-6".