

DEVELOPMENT SERVICES

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

Date: Monday, March 14, 2022

To:

Property Owner: WHD MANAGEMENT LLC

Email:

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2022044

Application Type: Commercial Final Development Plan

Application Name: Mega Storage

Location: 520 NE TOWN CENTRE 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.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. ROW WIDTH. Label the ROW widths for both NE Town Centre Dr and NE Town Centre Blvd.
2. SIDEWALKS. Label the width of the existing sidewalk along NE Town Centre Dr.
3. LIGHTING. Provide manufacturer specifications for all proposed wall pack fixture and parking lot pole fixtures for review. Fixtures shall comply with the requirements of UDO Section 8.220, 8.250 and 8.260.
4. STREET NAME. The architectural FDP plan set mistakenly identifies NE Town Centre Blvd (the north-south street to the west) as Independence Ave. Correct.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs, SWPPP, and MDNR Permit.
2. Please note: An As-Graded and As-Built drawing shall be submitted to and reviewed by the City for the detention basin. This shall be required prior to issuance of a Certificate of Substantial Completion. All precautions should be taken to ensure detention pond and outlet structure are constructed according to the approved plans; volumes and elevations are critical for As-Built approval.
3. Sheet C1.0: Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.
4. Sheet C1.2:
 - Clearly identify the existing retaining wall along the street frontage.
 - The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
5. Sheet C1.4:
 - Remove or reword Utility Notes 2 & 5. Coordination of the public water and sanitary lines with the city will be through separate projects and plan sets.
 - The vault standard detail specifies a concrete bottom, not gravel. Please revise or clarify.

- All pipes greater than 6" diameter require profiles. Please add the fire line profile, with size, material, length, bends, valves, etc.

6. Sheet C2.1:

- Please review proposed contours. Many near the south edge of the site are shown making 90 degree or greater bends, which aren't practical.
- At the north end of the detention basin, there is an end section or riprap, or similar. Please clarify what it is and if it is temporary or permanent.

7. Sheet C2.2:

- Please revise the silt fence along the north edge of the site. As shown, it won't provide sediment control.
- The note and staging chart clearly indicate that there is to be a sediment basin constructed during this phase. Please include that information on the Plan view.

8. Sheet C2.3: Please revise the silt fence along the north edge of the site. As shown, it won't provide sediment control.

9. Sheet C2.4: The maximum allowable design cross-slope for sidewalks is 1.5% Please revise the ADA Ramp details accordingly.

10. Sheet C3.4:

- The Finish Floor Elevation text is covering part of the Str. 1-5 label in Plan view. Please revise for clarity.
- Str. 1-2 thru 1-6 are labeled as existing in Profile view. Please revise.
- Str. 1-4 and 1-5 do not meet the required 0.5' drop across the inlet. Please revise.
- Remove the hatching from the storm sewer pipes in Profile view for clarity on this and all other storm sewer profiles.

11. Sheet C3.6:

- Bends are not allowed on storm sewers. Changes in direction must be made at a structure. Please revise Line 7 accordingly.
- Please revise the size in the Str. 7-1 Plan view label. It includes a typo.

12. Standard Details:

- Please include standard details for rock ditch check, sediment basin with design chart completed, nyloplast inlet, and driveway detail.
- Remove all details not used on this project.

13. Sheet C4.5:

- Weir opening width does not match between Plan and Section views. Please reconcile.
- Weir elevation does not match between Plan and Section views. Please reconcile.
- Section views show the 15" and 24" pipes as outlet pipes. Is this the intent?
- Please include the elevation of the bottom hole in the perforated riser and verify the basin will not hold water.

Traffic Review	Brad Cooley, P.E., RSPi	No Comments
	Brad.Cooley@cityofls.net	

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
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1. Provide complete sight lighting plan that includes all circuitry and pole base details if applicable.