

DEVELOPMENT SERVICES

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

Date: Monday, May 09, 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: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022043

Application Type: Commercial Final Development Plan

Application Name: DBAT

Location: 540 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. DIMENSION PLAN. Provide a dimension plan for the site in order for staff to verify that minimum standards such as drive aisle widths, parking space dimensions, building setbacks, etc.
2. LAND USE SCHEDULE. Provide a table that includes the following information:
 - Site Area (sq. ft.)
 - Building Area (sq. ft.)
 - Floor Area Ratio
 - # of Required and Proposed Parking Spaces
 - Impervious Coverage (sq. ft. and % of site)
 - Open Space
3. OIL AND GAS WELLS. Add a note regarding the presence of any active, inactive and/or capped oil and gas wells on the property. Cite the source of information used to make the determination. Missouri DNR has an online database that can be cited for said information.
4. STREETS. Labe the ROW width for NE Town Centre Drive.
5. EASEMENT. Show and label the limits of the shared access easement that will be platted for the drive surrounding the site.
6. LIGHTING. Provide manufacturer specifications for all proposed pole light fixtures and wallpacks for review.
7. ADA ACCESSIBLE. Provide a detail of the ADA parking space signage to be used at the head of each accessible parking space. The required signs shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
8. EXTERIOR MATERIAL. Provide a spec sheet for the proposed textured metal panel to be used on the building.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Throughout the set of plans, add the sheet title in the title block as shown in the sheet index.
2. Throughout the set of plans, revise the information shown in the title block as applicable. The project name and address shown do not refer to the D-Bat project location.

3. Revise the 1st general note shown on sheet C1.0 to state that "All construction, including the work done in the right of way, shall follow the City of Lee's Summit's Design and Construction manual".
4. Revise the 4th general note shown on sheet C1.1 to state that "All construction shall follow the City of Lee's Summit's Design and Construction manual".
5. Revise the 11th general note shown on sheet C1.0 and the 14th general note shown on sheet C1.1 to state that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816) 969-1200".
6. Add a note or revise the concrete pavement section to show aggregate base + subgrade extending 1' beyond back of curb.
7. Should perimeter stone be added by the sanitary lateral connection point as well in order to keep consistency around the building?
8. On sheet C1.2, show how far the proposed retaining wall with handrail is supposed to extend along the west side of the building.
9. Provide/include a construction detail for the proposed retaining wall(s).
10. Connection of proposed 6" fire line to existing 12" water main must be via a 12" x 6" cut-in tee, while connection of proposed 4" sanitary sewer lateral to public 10" sanitary main must be via a 10" x 4" cut-in wye. Information showing the size of the existing water main, under utility note 3, needs to be revised as well.
11. On the utility plan sheet, label the size of both the existing public water and sanitary mains.
12. On the utility plan sheet, identify/label the applicable bends located along both the proposed 6" fire line and 2" domestic service line.
13. Show/indicate how the sump of the proposed fire backflow prevention device will be drained.
14. Sidewalk construction must not exceed an 2% cross-slope and an 8.33% running slope. Therefore, it is recommended that the sidewalks be designed to include construction tolerances, which respectively refer to design slopes of 1.5% and 7.5%. Revise/include this information within the ADA note shown throughout the set of plans. Also, make sure that the sidewalk details shown on sheet C2.4 meet this ADA sidewalk requirement.
15. Since structure 2-2 is intended to be built as part of the mega storage building permit, shouldn't sheet C3.4 indicate a connection to it instead? Revise accordingly and make sure to show structure 2-2 as an existing structure in profile view.
16. The 100-year hydraulic grade line runs way above the crown of pipe and appears to be too close to the throat of curb inlets. APWA Section 5600 requires a minimum clearance of 0.5 feet below any openings to the ground. Therefore, private storm line 3 may need to be upsized in order to meet this APWA storm requirement.
17. Provide a 0.5' minimum drop in flowline elevation within every storm structure where the angle between the incoming and outgoing pipe is above 22.5 degrees.
18. We acknowledge that storm structure 2-2 and commercial entrances, as per the Mega Storage building permit, will need to be built prior to construction of private storm line 3 and the concrete parking lot. Otherwise, the

construction of those pre-infrastructures would become the responsibility of the applicant for the current FDP project.

- 19. Include a trenching and backfill detail. The City requires a 12-inch thick layer of aggregate backfill over the top of utility pipe.
- 20. Only ornamental tree varieties are allowed within public easements. A 5’ minimum setback is also necessary from edge of existing public utility to edge of proposed overstory tree. Review and verify that the landscaping plan meets those requirements.
- 21. Please provide a stormwater memorandum.
- 22. Please provide a SWPPP report and a Missouri DNR permit.
- 23. Please provide an Engineer’s Opinion of Probable Construction Cost (EOOPCC) sheet.

Traffic Review	Brad Cooley, P.E., RSPI		No Comments
		Brad.Cooley@cityofls.net	
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

- 1. Deferred retaining wall designs must be reviewed and approved prior to construction.