



DEVELOPMENT SERVICES

BHC/SAI Responses

Commercial Final Development Plan Applicant's Letter

Date: Wednesday, July 13, 2022 **(BHC/SAI Responses- 2022-07-25)**

To:

Applicant: BHC RHODES

Email: AUSTIN.LAGE@IBHC.COM

Property Owner: DH4 HOLDINGS LLC

Email: DAVID.HILL@DH4HOLDINGS.COM

Architect: SLAGGIE ARCHITECTS INC

Email: PDOUGHERTY@SLAGGIE.COM
KBROWN@SLAGGIE.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022251

Application Type: Commercial Final Development Plan

Application Name: K1 Speed

Location: 2911 NE INDEPENDENCE AVE, 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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide details on the proposed parking lot light poles including pole and base height.

Response: Pole heights are stated on fixture schedule. Refer to detail added on photometric sheet ME201P.

2. Will there be any ground mounted mechanical equipment? If so please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Please also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

Response: No equipment shown on ground. See Mechanical Equipment Specifications attached.

3. Please show the location, size and materials to be used in all screening of rooftop mechanical equipment. On the elevations show a dashed line indicating the roof line and rooftop mechanical equipment.

Response: All rooftop mechanical equipment to be screened by building parapet. A dashed line has been added to the exterior elevations indicating the roofline and rooftop mechanical equipment.

4. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan. Please indicate the proposed curb type on the driveway stub at the north west corner of the parking lot leading to lot 1.

Response: Curbing has been added. No temp asphalt curb will be used.

5. Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Accessible parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. The ADA parking stall detail on sheet C2.0 does not meet the van accessible requirements. The adjacent van accessible aisle shall be a minimum of 8 feet wide. The ADA striping detail on sheet C7.2 shows the correct dimensions. Please update the plan sheets to meet ADA requirements.

Response: According to the 2010 ADA standards section 502.2 & 502.3 the van accessible spot may use a 5' wide aisle if the parking space is 132" (11') wide.

6. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

Response: See attached letter of acceptance for study 2022-ACE-3496-OE.

1. The planning and development department has the same contact information as codes administration (i.e. extensions Tel-1200 & Fax-1201)

Response: Numbers have been update.

2. Revise general note 14, located on sheet C0.1, to state that "All construction shall follow the City of Lee's Summit's Design and Construction Manual".

Response: Note has been updated.

3. On the site plan sheet, the leaders for details number 019 and construction notes 06 and 07 appear to be missing in plan view. Add/revise as necessary. A temporary (asphalt) curb will also be needed across where the pavement discontinues, by the proposed area inlet.

Response: Construction and detail callouts have been adjusted.

4. Inlet protection(s) would not be needed on the north side of the northern drive. Intermediate silt fence barrier running north-south will be needed as well across the site, on sheet C4.0.

Response: Erosion control has been updated.

5. Show on sheet C4.2 where ESC blanket/mat, or steep slope protection, will be used.

Response: No blanket/mat will be used on site.

6. A Backflow prevention device (BFPD) will be required along the fire line(s), between the W13 existing valve and the W15 proposed 6" tee.

Response: Backflow has been added.

7. The domestic water service line must tie directly into the existing public 6" water main, not the fire hydrant leg. The size of the water tap and domestic service line will depend on the size of the proposed water meter. The size of the water meter to be used is determined by the estimated water demand for the building.

Response: Water domestic line has been updated.

8. SS03 and SS04 are out of place on sheet C5.0. SS04 is also not part of the legend. Revise, as necessary.

Response: Notes have been revised.

9. Sanitary connection at SS02 must be via a 12" x 6" cut-in wye. Make sure to also label construction note SS01 in plan view of sheet C5.1.

Response: Note has been updated.

10. Show the hydraulic grade line within the storm profile views.

Response: 10-year HGL has been provided.

11. While adding the sheet number within the title block of sheet C6.4, make sure to also indicate the (W) outflow elevation of storm structure 101 in profile view. Inflow elevation of structure 201 comes from the east, not the south.

Response: C6.4 has been updated.

12. While revising the direction of the north arrow in plan view of sheet C6.5, make sure to also indicate the (N) inflow elevation of storm structure 108 in profile view.

Response: C6.5 has been updated.

13. While revising the direction of the north arrow in plan view of sheet C6.6, correct the information for in/outflow(s) shown for both storm structures 101 and 201 in profile view. Storm structure 101 has 2 inflows and 1 outflow, while storm structure 201 has 1 outflow only.

Response: C6.6 has been updated.

14. Inflow elevations are lower than outflow elevations on sheet C6.7. How is this system supposed to drain? Please revise. Make sure to also provide adequate drop within the storm structures.

Response: C6.7 has been updated.

15. Provide/show profile views for any roof drain line larger than 6" in diameter.

Response: All lines larger than 6" have been added to profiles.

16. Connection to existing storm structures X-2 and X-3 needs to be via core drilling. Show on each applicable sheet.

Response: Notes have been added.

17. Aggregate base + subgrade of both asphalt and concrete pavements must extend 1' beyond back of curb. On sheet C7.1, revise the applicable pavement details accordingly or add a general note.

Response: Note has been added.

18. Include the City's construction standard details. Construction standard details are accessible through the Design & Construction manual tab located on the City's website. Include all the ESC, water, sanitary, storm and pavement construction details that apply to the current project.

Response: Appropriate details have been added.

19. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscape plan meets this requirement.

Response: Upon review, no trees besides ornamental tree varieties are planned to be planted in the public easement.

20. Please provide a SWPPP report and a Missouri DNR permit.

Response: SWPPP & DNR Permit attached.

21. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Response: EOOPCC has been provided.

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

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

2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Response:

Hydrant Flow Data

014-183 FH

7/14/22
9:40 AM

Static Pressure = 91 PSI
Residual Pressure = 55 PSI
Flow = 1750 GPM

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Indicate how the fire lanes will be posted.

Response: Signage.

4. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Response: Access roads are designed appropriately.

Action required- The side walk portion of the fire lane shall carry the weight of a fire apparatus (75,000-pounds).

Response: Area has been updated with appropriate concrete section.

1. Specify water meter size and location. 2-1/2" taps nor 2-1/2" meters are an option. Coordinate with water department.

Response: Location has been shown for the 2" meter.

2. Provide pipe material schedule.

Response: Pipe materials have been added to all utilities.

3. Provide engineered light pole base detail.

Response: See detail on Sheet ME201P.

4. Information:
 - Review did not include architectural plans
 - 4 sided screening required for hvac equipment. If roof mounted screening must be by parapets. If ground mounted screening can be either masonry or evergreen landscaping.

**Response: Acknowledged review did not include architectural plans.
All rooftop mechanical equipment to be screened by building parapets.**