

DEVELOPMENT SERVICES

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

Date: Thursday, November 03, 2022

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: CITY OF LEE'S SUMMIT MISSOURI

Email:

Engineer: GLMV ARCHITECTURE

Email: JHERNANDEZ@GLMV.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022359

Application Type: Commercial Final Development Plan

Application Name: Fire Station #4

Location: 5031 NE LAKEWOOD WAY, 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 multi-page 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:**

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. As part of the related minor plat application, sidewalks will be required adjacent to the western property line. Please show the required sidewalk and label its width.
2. Will there be any ground mounted mechanical equipment? Please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
3. Will there be any roof mounted mechanical equipment? On the elevations, please show a dashed line indicating the roof line and rooftop mechanical equipment. Please show the location, size and materials to be used in all screening of rooftop mechanical equipment.
4. Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting. Evergreen trees shall be a minimum height of eight feet at planting. As proposed the plans do not meet these requirements.
5. Please label the widths of the driveways leading from the private drive.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Public sanitary sewer plans and public stormwater plans shall be submitted as separate engineering plans since these are public improvements. Since the sanitary sewer plans will not require a separate MDNR permit, they can be submitted as a combination of both, or separately as desired. In any case, they must be separated from the Final Development Plan. Please revise by removing the public sanitary sewer plans and the public stormwater plans from the Final Development Plan, with perhaps a grayed-out outline showing the proposed improvements to be covered by "see other plans" or equivalent language and/or notes on the Final Development Plan.
2. Since the public stormwater and public sanitary sewer plans were included within the Final Development Plan, I will provide comments on those plans as if they were submitted separately. They are presented below. Please be aware that even though the fire hydrant is public and would technically be considered a public improvement, separate plans for this feature is not needed. This is also the case for public sidewalk installed with the project.
3. Water line plans: No isolation valve is required on the domestic water main tap. This valve is part of the meter assembly. Please remove the note. Be aware the isolation valve shown on the fire line shall be required as shown on your plans.
4. Fire protection line is called-out as ductile iron. If ductile iron pipe is used, it shall be zinc-coated. Recommend changing to C900 pipe rather than ductile iron pipe. If not, then please specify zinc-coated ductile iron pipe. Please revise as appropriate.
5. Public and Private Stormwater Plan and Profile Sheets: All public lines shall include the hydraulic grade line for the design storm event, along with callouts indicating the storm event. All private lines with a diameter greater than 6

inches shall also include the hydraulic grade line in the profile view for the design storm event, along with a callout of the storm event. Please revise on the standalone public plans.

6. Please show the existing City manhole numbers on the separate City standalone sanitary sewer plans. For reference, the northernmost City manhole is 05-243, and the downstream manhole number is 05-242 within the private drive. Please revise.

7. ADA-accessible ramp details shall be shown for the sidewalk crossing the entrance. Details include slope callouts, ADA-accessible route width across the driveway, truncated domes, elevation callouts of the ramp and the transition to the ramp, cross-slope, running slope, and all other design information needed to construct the ADA-accessible ramp. Standard details shall not be considered a design. Please be aware the design limits for slope within the City of Lee's Summit are less than PROWAG, and are 1.5% for cross-slope, and 7.5% for running slope. This allows for construction tolerance, and the final product must be less than specified by PROWAG (i.e., 2.00% and 8.33%). Please submit ADA-accessible ramp details for the new commercial entrance.

8. Slope callouts shall be shown for all ADA-accessible spaces within the parking lot. Elevation callouts without corresponding slope callouts are not sufficient. Please revise, and ensure the callouts meet the slope limits.

9. Typically a stormwater table is presented within the plans for stormwater line and structure calculations. Please include a sheet for these calculations, along with the design storm. At a minimum, this shall be required on the public storm line modification plans, and is also recommended (but not required) on the private stormwater system. Please review and revise as appropriate.

10. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include should be itemized, and should be limited to all sitework for the project.

11. Since the site area is greater than 1 acre, a SWPPP is required for this project. Please provide a SWPPP.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments