

DEVELOPMENT SERVICES

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

Date: Monday, November 14, 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: PL2022358

Application Type: Commercial Final Development Plan

Application Name: Fire Station #5

Location: 801 SW M 150 HWY, LEES SUMMIT, MO 64082

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:

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. 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.

[KDW 2022-11-15]: Landscape is being used to screen the transformer and generator located on the Northeast corner of the building.

2. 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.

[CRB 2022-11-14]: We will dash in the roof line to show on the elevations. Mechanical equipment will be screened by the EFIS parapet.

3. 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.

[KDW 2022-11-15]: Deciduous trees have been updated to 3" caliper and evergreen trees have been updated to 8' height.

4. Please label the width of the driveway leading from SW Lemans Ln.

[KDW 2022-11-15]: Driveway width has been labeled. REF: C-101.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- As there is significant grading shown crossing the west property line, please provide documentation that the adjacent property owner is aware of and gives permission for this offsite work.

[DMH 2022-11-18]: Engineer's Estimate of Probable Costs is provided herein. I will provide the adjacent property owner's consent documentation when it becomes available from the Fire Department.

2. Please include the following notes (or similar):

- All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
- 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.

[DMH 2022-11-18]: This note has been added to C-100 and C-104.

3. Please separate the ESC Plan into before, during, and after construction. Include a phasing chart indicating when each ESC feature is to be installed and removed.

[DMH 2022-11-18]: Phasing chart has been added. REF: C-103.

4. Separate the grading plan and storm sewer plan onto different plan sheets.

[DMH 2022-11-18]: Drawing C-230 has been repurposed for the Stormwater Plan. Drawing C-231 now has all stormwater profiles.

5. Please revise the fire line connection to the existing water main to indicate it will be made with a tee with 3 gate valves.

[DMH 2022-11-18]: Comment no longer applicable per email communication.

6. Please include the design HGL in the storm sewer Profile views.

[DMH 2022-11-18]: HGL now included on the stormwater profiles. REF: C-231.

7. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

[DMH 2022-11-18]: Comment picked up. REF: C-231.

8. The water line crossing the storm sewer just upstream of 1000.JB does not meet the City's requirement of a minimum of 18" separation. Please revise.

[DMH 2022-11-18]: Comment picked up. REF: C-231.

9. The specific details of ADA accessible ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

[DMH 2022-11-18]: Comment picked up. REF: C-402.

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

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. Confirm the FDC outside the NE door from the appartus floor will not block the egress door when a hose is connected to it.

[JDL 2022-11-18]: The FDC will move Plan North along the wall it is already indicated to the corner of the building. This location will be coordinated with the gas utility meter location and will clear the door. REF: C-105.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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