

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, August 30, 2023

**To:**

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Engineer/Surveyor:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Review Contact:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023214

**Application Type:** Commercial Final Development Plan

**Application Name:** Lakewood Business Center on I 470 - 600 NE MAGUIRE BLVD

**Location:** 600 NE MAGUIRE BLVD, LEES SUMMIT, MO 64064

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**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:****Required Corrections:**

<b>Planning Review</b>	Dawn Bell (816) 969-1242	Planning Manager Dawn.Bell@cityofls.net	Corrections
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1. Provide application and ownership affidavit
2. Plat name is incorrect
3. Lot number is incorrect
4. Lot dimensions are not shown
5. Maguire St - provide required details (R/w, etc)
6. Show sidewalk along Maguire.
7. There are double dashed lines on sheet c.100, c.104 for the 25 ' - U/e, clarify which is correct and/or specify what the second dashed line is for.
8. Dashed lines on south and west sides that are not labeled (U/E?).
9. Show the calculation for required parking - how you arrived at that number.
10. Show the required parking as 1 number (don't break it down by regular and semi-trailer parking). You can still show that detail under the 'provided parking'.
11. Show the number of required ADA spaces (left blank in the table).
12. There is no floorplan, please provide.
13. The parking bank toward the street shows that it should be 36 spaces but is only 34.
14. Each bank of parking adjacent to the building show 6 spaces but is actually only 5 because of the van accessible spot.
15. Show dimension of parking lot setback.
16. Show dimension of drive aisle.
17. Lighting - The specs for the luminaires on the are not legible.  
  
Per the specs, it is unclear what the pole base height is. Please clarify.
18. Update landscaping references in the table to correct Code sections.
19. Open Yard trees/shrubs. You can't exclude the pavement area in the calculation. Please update on the table and provide an updated landscape plan showing the required trees and shrubs.

20. mechanical equipment. It is unclear if this will be rooftop units or ground mounted. Please clarify and show how they will be properly screened.

21. Elevations - Please provide horizontal and vertical projections to break up the long facade.

Provide a detail on the metal panel you will be using.

22. Show that you have turned in a form 7460 to the FAA and provide their approval/comments.

23. There appears to be a tree in the airport zone, please determine if this will be allowed in that area (west of the drive).

24. All signage shall comply with the UDO

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please review plans for all instances of at-grade curb inlets on the erosion and sediment control plan sheets. The incorrect standard detail is called-out on the plans. There is a specific standard detail that should be included and called-out on the plans for at-grade curb inlets. Please revise as appropriate.

2. A SWPPP is required for this project. Please include a SWPPP prior to formal approval of the plans.

3. Scale is incorrect on Sheet C.200. Please correct.

4. Specific maximum slope callouts of 3:1 are needed along the west and north property lines. Please update with maximum slope callouts.

5. It is difficult to determine if the grading on the east side of the project will impact the adjacent property owner in terms of stormwater. Please review and revise if appropriate.

6. Please show the HGL for the design storm on the profile view of the storm lines.

7. Sanitary plan sheets should include a direct-reference to the sheet and detail number for the private sanitary wye connection, along with tracer wire. Please revise.

8. Sanitary sheet should include normal drafting symbology for the manhole. As shown, there is no symbol except for the leader line and a note.

9. Water line plan is missing a valve just prior to the backflow vault. Please revise.

10. Where and how is the backflow vault being drained? Where are the notes on the plans or other features? Please evaluate and revise as appropriate.

11. Plans are missing the rip rap calculations, sizing, dimensions, etc. Please revise.

12. No ADA-parking details were provided. No review could be performed. Please evaluate and revise as appropriate.

13. ADA-accessible ramp and ADA-accessible route across commercial entrances were not provided. Please provide site-specific details of the ADA-accessible ramps and ADA-accessible routes across commercial entrances.
14. Notes on the plans state that sidewalk is to be constructed by others. My understanding is this is the developer of the lots' responsibility. Please evaluate and revise if appropriate.
15. West side of development is showing a 57.5 foot drainage easement. Plat comments asked this to be changed to a general utility easement of the same width. Please evaluate and revise to a U/E rather than a drainage easement.
16. The swale on the west side of the project will need turf reinforcement mat or other method to control erosion during construction. Please evaluate and revise as appropriate.
17. Commercial entrances shall include a KCMMB approach from right of way line to the sawcut. Please revise as appropriate.
18. Please callout the material type for the fire line. C900 DR18 is required for the public portion to the gate valve prior to the backflow vault, but it is preferred that all pipe be C900 DR18. Please revise as appropriate.
19. Drainage area map was not included in the plans, so no further review was performed on the drainage plan. Please provide a drainage area map, including where the building will drain.
20. There is concern about long-term erosion issues with the flumes located on the north edge of the parking lot. Please provide calculations showing how this proposal will not lead to long-term erosion and backcutting issues.
21. A stormwater memorandum shall be submitted.
22. Please provide street name labels for all sheets.
23. A 12 inch public water main is being installed along Maguire Blvd. (i.e., the street frontage along the project). Please correct the labels stating this is an 8 inch line to be installed by others, and update all notes concerning tees and valves. Please be aware the City of Lee's Summit now allows gate valves on 12 inch lines.

#### **Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. The curb radii at Maguire Blvd must be 35 FT by code.

#### **Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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.
2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Plan does not meet requirement.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Plan does not meet requirement.

4.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural designs not covered under this review.

Action required: Comment is informational.

2. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary waste piping leaves building.

3. Light pole base detail is incomplete.

Action required: Provide all structural information.