

DEVELOPMENT SERVICES

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

Date: Thursday, October 19, 2023

To:

Property Owner: CITY OF LEE'S SUMMIT
MISSOURI

Email:

Applicant: CMT ENGINEERING

Email:

Review Contact: Tyler Horn

Email: thorn@cmtengr.com

Engineer/Surveyor: CMT ENGINEERING

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023269

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT AIRPORT EASTSIDE DEVELOPMENT AND HANGAR 2

Location: 2740 NE HAGAN RD, 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	Senior Planner Hector.Soto@cityofls.net	Corrections
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<p>1. SITE DATA TABLE. Provide a table on Sheet C102 that lists the following information:</p> <ul style="list-style-type: none">- project area size (in sq. ft. and acres);- building sq. ft. (footprint and gross sq. ft. of both floor areas);- impervious sq. ft.; and- parking spaces required and provided.			
<p>2. PARKING CALCULATIONS. How are the parking needs for the facility being quantified? Provide documentation as to the standard that is being used to make the parking demand determination for review.</p>			
<p>3. DRIVE AISLE. What is the purpose of transitioning down the two-lane drive on the south side of the building to a single-lane at the gate entry before it transitions back to a two-lane drive past the gate? The drive on the north side of the building maintains a two-lane width through the gate entry area.</p>			
<p>4. LIGHT POLE HEIGHTS.</p> <ul style="list-style-type: none">- The lighting notes and electrical legend on the Lighting Site Plan (Sheet C135) plus the light pole detail on Sheet C136 indicate a pole-mounted fixture height of 40'. The UDO limits pole mounted light fixtures for parking lots and drives to 28' above grade. Revise.- There is no height listed for the pole lights depicted on the Site Lighting Photometric Plan (E002). The lights shall be limited to a maximum height of 28' above grade.			
<p>5. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-mounted equipment on the site plan and building elevations, as appropriate. Ground-mounted mechanical equipment shall be fully screened from view using evergreen landscaping or masonry walls of a height at least equal to the height of the units being screened. It is assumed that there will be no roof-mounted equipment. However, any roof-mounted equipment is required to be fully screened from view using parapet walls of a height at least equal to the height of the units being screened.</p>			
<p>6. APPROVED MATERIALS. Quantify the percentage of approved materials (i.e. rough-textured metal panel and glazing) used on the east elevation to check for compliance of the minimum 50% approved materials requirement for the front of the building.</p>			
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. A SWPPP is required for the project. Please provide a SWPPP.
2. The 8 inch private sanitary sewer connection at Maguire (not yet constructed, but in progress) is shown connecting to a line that has not been installed. As such, any construction shown shall be "at risk" since the receiving sanitary sewer line has not been installed.
3. Sheet C115: The 8 inch sanitary sewer is shown connecting to a future manhole. The future manhole is not planned by anyone, including the developer of the industrial property to the east. The developer to the east plans to terminate their sanitary sewer line at Maguire Blvd., (not yet built) not Leinweber Rd. Please revise as appropriate.
4. Separate public water line plans and public sanitary sewer plans are required for this project. Please submit separate water line plan and public sanitary sewer plan for this development. Comments are provided below to help guide the development of these separate plans based on what is currently shown on the Final Development Plan.
5. The steel casing for the water lines are not required for this project. Please eliminate the steel casing for all water mains on this project.
6. There appear to be several locations where the public water main is greater than the maximum of 7 feet of cover. In addition, there are instances where it appears 3.5 feet of cover can be easily-achieved, but deeper installation is shown. Is there a reason for the excess depth? Finally, the crossing point of the 30 inch water main and the 12 inch water main is too deep. Please evaluate and revise as appropriate.
7. Recommend speaking to owner on KCMMB mix versus MCIB mix. As proposed, it appears this is not specifically shown on the plans. Recommend specification of KCMMB mix for all pavement used on the project.
8. KCMMB mix concrete is required at a minimum within right of way at Hagan Rd. from the sawcut line to the right of way line. Please revise plans as appropriate showing this requirement.
9. Sheet C129: Please use the City standard detail for fire hydrants rather than the proprietary detail.
10. Sheet C129: Please use the City standard detail for pipe entrenchment detail rather than the proprietary detail shown in the plans. Please ensure there is a minimum of 12 inches aggregate shown over the top of pipe for all pipe installation, including storm sewer, sanitary sewer, and water mains.
11. ADA-accessible routes across Hagan Rd. were not shown. As proposed, there is no ADA-access across Hagan Rd. I would suggest a Type B curb ramp at these locations as shown in our standard details as a guide in the design of site-specific ADA-accessible ramp(s) at these locations. Please revise as appropriate.
12. Sheet C137: The hangar is labeled "Future Hangar 2". Isn't this "Proposed Hangar 2"? If so, please label it so there is consistency throughout the plans.
13. Although a jointing plan was presented for a portion of the project where the existing pavement will tie-into proposed pavement, it does not appear any jointing plan was presented for the concrete parking lot or the private drives. Please provide a detailed jointing plan for the parking lot and private drives. Any dowels should be specified as epoxy-coated, and all rebar should be specified as epoxy-coated. Please provide a detailed jointing plan for the concrete parking lot and concrete private drives.
14. The concrete parking lot shows the location of ADA parking stalls, but there are no callouts of slope or dimensions. No further review can be conducted on the plans until these have been noted on the plans. Please be aware that elevation callouts, although important, are not sufficient. Slope callouts are required for all ADA parking stalls.

15. Please label all interior roads and drives as "City-owned, non-public" or equivalent language.
16. Please show the design HGL on the profile view of all storm lines greater than 10 inches diameter. This applies to all storm lines whether they are public or private.
17. The Stormwater Report - LXT Eastside Development dated Sept. 2023 (hereinafter referred to as the "stormwater report") should discuss whether the detention basin will manage all future development. Please discuss within the text of the stormwater report.
18. The stormwater report includes a pond setup table in the appendix that does not appear to match what is shown on Sheet C108. It appears there is only two (2) smaller orifices accounted-for in the stormwater report, but the plans show three (3) small orifices. Please evaluate and revise as appropriate.
19. Sheet C108: There appear to be discrepancies in the weir elevation of both outlet structures B1 and B2. Two conflicting callouts show 952.0 versus 951.5 on two (2) separate callouts. Please evaluate and revise if appropriate.
20. Sheet C108: Please revise the note "see detail above" when referencing the orifice plate. Shouldn't this say "see detail right"? Also, wouldn't it be better to reference the exact wording of the detail (i.e., "low flow orifice plate")? Please evaluate and revise as appropriate.
21. The following should be provided on the detention basin plan sheet: 1. Top of dam elevation, 2. Emergency spillway elevation, 3. All weir and orifice elevations that are part of the outlet structure, 4. 100 year nominal (i.e., design) storage volume, 5. Bottom of basin elevation, 6. Bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives), 7. 100 year nominal (i.e., design) water surface elevation (WSE), 8. 100 year clogged/zero available storage WSE, 9. Graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot setback, 10. Typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11. Location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other vulnerable features. Please be aware that many of these items are already included on the detention basin plan sheet, but this comprehensive list is being provided for all items required.
22. A bold note should be placed on the detention basin plan that "an as-built Record Drawing shall be submitted and accepted by the City prior to issuance of a Certificate of Substantial Completion".
23. A bold note should be placed on the detention basin plans stating that the detention basin shall be constructed prior to any other improvements on the site other than erosion and sediment control.
24. A site-specific plan shall be required for all ADA-accessible ramps and ADA-accessible routes across intersections, including both new entrances at Hagan Rd. This shall include elevation callouts, slope callouts, and all other information needed to construct the ramps and the ADA-accessible route across the drive approaches. Please provide a site-specific plan for these ramps and routes.
25. It did not appear the 100% clogged condition with zero available storage condition was calculated in terms of the HGL. If provided, please direct me to the location within the stormwater report where this is shown. Please see previous comments related to the placement of this elevation on the detention basin plan sheet, along with the

graphical limits on the plan sheet along with dimension callouts to ensure the 20 foot setback requirement is met from any property line or building.

26. Sheet C108: Please provide notes on the isometric view describing what is being proposed in terms of grading around the 12 inch PVC pipe and flow control assembly.

27. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final drawing submittal. This estimate should only include sitework covered by the plans. Please note the estimate does not necessarily need to be submitted with the final submittal, but final approval cannot be granted until the estimate has been submitted and fees paid.

28. Are there any U.S. Army Corps of Engineers permits, or other federal permits required for this project? If so, a copy of these permits shall be required prior to formal approval of the plans.

29. Sheet C114: A new manhole is proposed where the private 8 inch sanitary sewer main connects to the sanitary sewer to be installed by others (i.e., the industrial development to the east). The 8 inch private sanitary sewer serving the LXT development should utilize a manhole shown on the plans for the development to the east rather than installing a new manhole, as this only adds additional maintenance costs to the City. Please evaluate and revise as appropriate.

30. Sheet C115: The new public sanitary line is shown connecting to a drop manhole at Leinweber Rd., but there are no other plans beyond that point. There are no plans by others to build any additional sanitary sewer as you are showing, so you will either need to provide additional plans to the north from that point, or wait until a later date to extend the sanitary sewer. Please be aware the adjacent developer to the east does not intend on building any additional sanitary sewer along the west side of Hagan Rd. beyond what is shown at Maguire Blvd.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. The entrance to the south is very close to Lienweber Road and does not meet our Access Management Guidelines.
2. Please show where future Maguire Blvd will tie into Hagan Rd.

Fire ReviewJim Eden
(816) 969-1303Assistant Chief
Jim.Eden@cityofls.netCorrections

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 and NFPA 409.
2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox key switches shall be provided on the gates.

3. 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.

Adjust placement or provide an additional hydrant to meet the 300 foot requirement for the building and provide flight line coverage.

4. 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.

Show the location of the FDC.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 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 leaves building. (2 locations)

2. Water meter shown inside of building.

Action required: Relocate to edge of right-of-way in yard. Must be installed in Water Department provided pit.