

DEVELOPMENT SERVICES

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

Date: Friday, December 15, 2023

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Engineer/Surveyor: Sarah Thompson Email: sthompson@ess-inc.com

: <NO CONTACT NAME AVAILABLE> Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023163

Application Type: Commercial Final Development Plan

Application Name: Wilshire Hills Phase III

Location: 3200 NE MANHATTAN DR, 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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. ARCHITECTURE. Color building elevations are required to be submitted as part of the final development plan application for review. No building elevations were provided as part of the application submittal.
2. PLATTING. No building permit shall be issued until such time as the subject property is platted.
3. SITE DATA TABLE. Include a site data table that includes the following information: Lot Size; Building Area (building footprint sq. ft. and total sq. ft.); Floor Area Ratio; Number of Dwelling Units and Number of Beds; Impervious Coverage; Number of Parking Spaces (required # and provided #).

The UDO requires parking to be provided at a rate of 1 space for every 2 beds plus 1 space per employee on maximum shift. Please provide the parking calculation used to arrive at the number of required spaces. Staff can administratively approve the provision of parking at a different rate if empirical data can be provided to support that an alternate rate can satisfy demands of the facility.

4. ACCESSIBLE ROUTE. A general note is included on the accessibility plan (C7.01) indicating that certain slopes will not be exceeded, but no slopes are actually labeled on the plan. Label the slopes and cross-slopes of the site's accessible routes.
5. OIL & GAS WELLS. Add a note to the plans regarding the presence of any active, inactive or abandoned oil and/or gas wells on the subject property. Cite the source of information used to make this determination. The Missouri Department of Natural Resources has a database of wells that can be used and cited as a resource.
6. RETAINING WALLS. The plans show a proposed retaining wall that crosses a proposed general utility easement along the south property line. The City's encroachment policy does not allow retaining walls to cross or encroach into a public easement. The plans also show an existing retaining wall that crosses a proposed general utility easement along the north property line.

It does not appear from the utility plans that there is no public infrastructure along the north or south property line, so the proposed utility easements along said property lines do not appear to be necessary and therefore can be eliminated so as to avoid any conflict.
7. PHOTOMETRIC PLAN. No photometric plan is provided for review. Submit a photometric plan in accordance with UDO Section 8.230. All proposed exterior lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270 and 8.280.

Provide cut sheets for all exterior light fixtures for review to confirm compliance with the lighting requirements previously cited.

8. MECHANICAL SCREENING. Indicate on the site plan or building elevations the location of all exterior ground-mounted and roof-mounted equipment as appropriate. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. Roof-mounted units shall be dashed-in on the building elevations to indicate their location.

Please take into account the additional height from the curbs on which RTUs will be placed when providing the required parapet height for screening purposes.

9. LANDSCAPE PLAN. Label the size of all proposed trees and shrubs at the time of planting. Medium and large shrubs shall be a minimum 2-gallon or 5-gallon container size, respectively. Deciduous trees shall be a minimum 3" caliper at the time of planting. Evergreen trees shall be a minimum 8' in height at the time of planting.

10. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

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1. North commercial entrance crosses the extended property line to the north, which is not allowed without a shared access easement. Please terminate the point of curvature prior to the extended property line to the north in a similar fashion to what is shown on the southern commercial entrance. Please revise the plan as appropriate.
 2. Profile Views of All Storm Lines: Please identify each line as private by labeling each profile with the word "PRIVATE" on the profile view. This is used by our GIS group to identify public versus private improvements.
 3. Hydraulic grade lines for the design storm shall be shown on all pipes greater than 15 inches diameter. If the pipe cannot manage the 100 year event without surcharging, a suitable overflow route shall be established with the resultant 100 year HGL being a minimum of 2.0 feet below the lowest building opening. Please revise as appropriate.
 4. Sheet C6.01: In the southeast corner, it appears there is an easement dedicated for the private storm line. Please refer to previous comments related to the public street and storm line plans, as this line shall be considered private, not public. Please ensure this is carried-through on the plat.
 5. Sheet C6.01: The water line domestic and irrigation service is not correct. The following issues were present in the proposed plans: 1) a separate tap is needed to the public main for each water meter, 2) no valves are required on domestic water services unless the meter is greater than 2 inches, please eliminate from drawing (valves are internal to the meters 2 inches and less, hence no need to provide another valve), 3) sizing of the meter was not shown, 4) materials were incorrect for the domestic water line, as it is required to be copper from the main to the meter, and copper from the meter to the building a minimum of 10 feet, 5) domestic service line material past the 10 foot point shall comply with the building code, 6) water meters should be shown within an easement, and 7) backflow vault for domestic service shall be installed within the building, not outside. Please see WAT-11 or WAT-13 for questions related to the domestic water connections. Please revise.
 6. Sheet C6.01: If irrigation meter is desired, it shall be noted as to size, and the backflow method shall either be contained within the building and then fed to the irrigation system, or a separate system to be coordinated with building codes outside the building. As shown, there appears to be an outside backflow for the irrigation, but this will need to be coordinated with codes. Please evaluate and review, and revise as appropriate.
 7. Sheet C6.01: The public sanitary sewer plans appear to show the location of the private lateral. As such, please add notes such as "connect to existing lateral" or equivalent language. Please revise.

8. A SWPPP is required due to the project disturbance being greater than 1 acre. Please provide a SWPPP for this project.
9. How will the backflow vault be drained? The sump should be drained to either: 1) daylight if possible, 2) a curb or field inlet, or 3) an infiltration trench. Please specify which method is used to drain the backflow vault, along with other details needed to such as the route, materials, etc. Please revise on the standard detail and the plan view at a minimum.
10. Landscape Plan: Trees are shown either directly on top of the public water main, or too close to the public water main. The rule is as follows: Trees shall be located no less than 5.0 feet from any public water main, as measured from the outside of the pipe, to the outside of the mature tree trunk. Please evaluate, and revise as appropriate.
11. A retaining wall is shown on the plan view, but there are no other details concerning this feature. Please provide a rendering of the retaining wall, along with a general overview of the retaining wall (i.e., is it a segmental retaining wall, concrete cantilevered retaining wall?), along with sufficient notes concerning the design, such as "segmental retaining wall to be designed by others, and final sealed drawings to be submitted to City of Lee's Summit, and independent inspectors to review and inspect its construction" or equivalent language. Please revise.
12. Swales are proposed over the existing 30 inch water main along the west side of the project. This is a very important water main for the City of Lee's Summit. Have you potholed this line? Have you checked as-builts of this line? A minimum cover of 3.5 feet is required following any grading over the pipe. Please verify there are no conflicts.
13. Are there any tie-backs extending within the easement on the west side of the project? If so, these are not allowed. It is considered an unallowed encroachment into a utility easement by a structure. Please verify and revise as appropriate.
14. Sheet C4.01: Why is the storm line along the southeast corner of the project not included in these plans? As discussed in earlier conversations, this line should be a private line, not a public line. Please review the public street and stormwater plans and ensure this is updated, and please update on these plans to ensure it is called-out as private, and please provide a profile view of this line. Please revise.
15. Concrete is called-out on the parking lot, but no jointing pattern was shown. Please provide a site-specific jointing pattern showing the location of any sawcuts, or any specific joints to be installed. It is assumed you are only providing sawcuts since it appears woven wire is being provided within the pavement?
16. Please show the slopes on the ADA-accessible offloading areas. Stalls are shown, but the offloading areas are missing.
17. KCMMB concrete mix is required from the right of way line to the road. Although recommended for the interior parking lot, it is not required. Please show KCMMB concrete mix for the driveway as specified above in the form of a note.
18. Sidewalk Detail: Sidewalk within right of way (i.e., public sidewalk) shall not have woven wire fabric installed. Please see City specific standard detail for sidewalk, which includes leveling course. Please revise.
19. ADA-accessible ramps at the two (2) commercial entrances were missing from the plans. These ramps shall be sufficiently detailed, including elevation callouts, slope callouts, width, flat spot across the driveway, etc. Please be aware the City of Lee's Summit uses a design standard of no greater than 1.5% cross-slope for ramps and sidewalks, and 7.5% running slope for ADA-accessible ramps. This will allow for some level of construction tolerance. Please provide a site-specific (i.e., not a generic) ADA-accessible ramp and ADA-accessible route plan.

20. It appears the City standard drawing for water service connection and meter was missing. Please include WAT-11 or WAT-13 (depends on size of meter) in the revised plans.

21. There appear to be several references throughout the plan set specifying 1.7% slope for ADA-accessible turning spaces, cross-slope, ADA-accessible ramps, ADA-accessible drive spaces, etc. Please revise, as the City of Lee's Summit has different design standards of 1.5%. Final construction will be allowed to exceed this slope to 2.00% maximum, but we need the plans to show 1.5% design slope. In addition, running slope of ADA-accessible ramps in the City of Lee's Summit is a maximum of 7.5%, with 8.33% being acceptable for the as-built condition. Please review the plans, and revise as appropriate.

22. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Please include all sitework in this estimate, but do not include the building, lighting, trees, bushes, fencing, or trash enclosures.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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- 1. The sidewalk on the east side of the development will need to be extended past the plat all the way to the intersection of Wilshire and Meadowview to meet with the existing sidewalk.
- 2. Curb return radii at the drive connections should be 35 FT or an explanation as to why that is not possible is needed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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- 1. Provide the correct address for the project.
- 2. 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.
- 3.
- 4. 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.

Action required- Work with Water Utilities to determine there is adequate fire flow per IFC Table b105.1(2) with a 50% reduction allowed for a sprinkler system.

- 5. Fire Department Access- Prior to any combustible construction, Wilshire Drive shall be completed through to Strother Road, all public and private hydrants shall be in place and operable , and the apartment parking lot's asphalt base shall be in place.
- 6. 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.

It is assumed the FDC will be located the same as Wilshire II, but it needs to be shown on the plans.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Specify sizes of water meters. If larger than 2" provide complete custom pit construction details. (we only provide pits for 2" and smaller)