

DEVELOPMENT SERVICES

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

Date: Thursday, December 28, 2023

To:

Property Owner: TAILOR MADE INDUSTRIES LLC Email:

Applicant: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Architect: COLLINS WEBB ARCHITECTURE LLC

Email: INFO@COLLINSANDWEBB.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2023103

Application Type: Commercial Final Development Plan

Application Name: TM Fieldhouse

Location: 1600 SE HAMBLER RD, LEES SUMMIT, MO 64081

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:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Sheet c. 001 Lists the current zoning as AG. Please update this to PI.
2. Show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
3. Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
4. Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
5. Provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
6. Show a dashed line indicating the roof line and rooftop mechanical equipment.
7. A new flag pole is labeled but no information was provided. Flag poles are limited 25' in height.
8. Please label the dimensions of the ADA stalls.
9. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
10. All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed under separate application.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Separate plans are required for the off-site traffic improvements. Please provide a separate plan set for these improvements. Please see comments below for a guide in the preparation of these plans.
2. The off-site traffic improvement plans discussed above shall be complete in terms of required items. As submitted, it is incomplete. A simple plan view is insufficient for the level of work required for this project. In general, the following items are required for the off-site traffic improvements: 1) cross-sections at appropriate intervals, showing the widening and the grading to be completed to the east of the widened-portion of pavement, 2) sign removal and relocation plan, 3) striping plan, 4) overall plan view of the grading, 5) erosion and sediment control plan, 6) driveway and intersection restoration plan (i.e., the one to the north near the creek, and the one at Kingspoint and Hamblen), and 7) overall restoration plan, including sodding, seeding, fertilizer, mulch, etc.
3. Sheet C.250: The pavement section for the shoulder should be one (1) section, not two (2) sections. It does not appear practical to separate a 6 inch area from the sawcut from the other parts of the pavement section. Please use one (1) overall pavement section from the sawcut to the edge of pavement for the new shoulder.

4. Concerning the shoulder typical section discussed above on Sheet C.250: It does not appear the pavement section shown complies with any widening requirements discussed in the Design and Construction Manual. In accordance with "Arterial Street Widening", it would appear a minimum of 10 inches of asphaltic concrete is required, along with crushed aggregate base and either chemically-stabilized subgrade or geogrid. It has been our experience that geogrid is not practical at this width, so it would appear chemical stabilization is required. Please revise the typical pavement section as appropriate.
5. KCMMB mix design is now the required mix design for all asphaltic concrete regardless of whether it is public or private. Please ensure this is specified on the plans, including the off-site traffic improvements, and the parking lot within the Final Development Plan.
6. Concerning the cross-sections along Hamblen Rd.: the following is required as per the Design and Construction Manual: 1) cross section at each station showing existing grade by dashed lines and proposed grade by a solid line, 2) cross sections to show existing grade lines a minimum of ten (10) feet beyond the right-of-way lines or grading limit, whichever is further, 3) the center line and right-of-way limits shall be shown along with the proposed improvements, and 4) other cross sections shall be shown as required to clearly describe the extent of grading operations. Please ensure this is shown on the off-site traffic improvement plans.
7. Storm line profiles were missing the hydraulic grade lines for the design storm. Please show the HGL for the design storm, along with sufficient labels, for all pipes greater than 12 inches diameter.
8. Sheet C.500: This sheet needs cleanup, as it shows a line near one of the new private fire hydrants that leads to nowhere. This line appears to be some kind of drafting remnant. Please cleanup this sheet.
9. Sheet C.500: Additional cleanup of this sheet is required. There appear to be two (2) new private fire hydrants connected to the 6 inch C900 line, but it would be beneficial to show these connection points with greater clarity. Please provide callouts of a cross at the point where the fire hydrant lines are connected. Please revise.
10. Sheet C.500: Where are the limits of the easment? It would appear the water meter should be moved away from the ditch, and it appears this can be done while still maintaining its position within the easement based on previous sheet which shows the easement. Please evaluate and revise.
11. Sheet C.400: It appears you are proposing a new manhole? It was my understanding you are not proposing any new public sanitary sewer improvements, but were going to utilize what is already there. Please verify, and if correct, remove any reference to "install new manhole".
12. Sheet C.400: A tee is referenced where the new sanitary sewer lateral is being connected. Please remove any reference to a tee, and instead, provide a reference to the standard detail shown elsewhere in the plans and specify a wye to be installed. Please revise.
13. Due to the length, it would appear a profile view of the private sanitary sewer lateral is warranted. Please provide a profile view of the private lateral, and label the profile with the word "PRIVATE".
14. Sheet C.050: What is the large feature shown near the southwest corner of the detention tract? It doesn't appear to be labeled or referenced anywhere on this sheet. Please revise as appropriate.
15. ADA-accessible parking stalls and offloading areas could not be evaluated due to the missing callouts of slopes and elevations. Please provide the necessary information on the plans to perform a review.
16. A SWPPP shall be required due to the site disturbance being over 1 acre. Please provide a SWPPP.

17. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Please submit a cost estimate for the sitework included in the Final Development Plan.
18. Sheet C.301: Several errors on this sheet in regard to the plan and profile for storm line 1 and storm line 3. Please review and revise the errors that were apparent, including incorrect or conflicting storm structure callouts, and incorrect or conflicting naming conventions. Please revise.
19. Sheet C.302: The same errors as were apparent on Sheet C.301 also appear on this sheet. Please review and revise.
20. More details are needed concerning the "duraslot" storm line. Are you proposing to install a slotted drain? Where are the details? Please review and revise, and include any needed details necessary for the contractor and inspector.
21. An off-site drainage map is shown without any context. Are there drainage calculations that were missing? Please provide drainage calculations in the form of a table.
22. An unlabeled parallelogram within the detention basin is shown on most of the sheets. Is this supposed to represent rip rap? If so, please provide labels and notes, dimensions, thickness, rip rap sizing, notes about geotextile, and calculations of the sizing.
23. Sheet C.500: Please provide notes on the existing backflow vault shown near Hamblen Rd., such as "existing backflow vault, do not disturb", or equivalent language.
24. Sheet C.500: Provide sufficient notes on the new fire line indicating it is to be a cut-in tee, not a wet tap. In addition, it would appear a gate valve is warranted on this new fire line. Please revise.
25. Sheet C.200: It would appear the clogged condition/zero available storage HGL should be called-out on this sheet as a check against the grading plan. Please show the 100 year clogged condition/zero available storage HGL on this sheet, preferably somewhere within Tract A.
26. Are there plans to eliminate the flooding issue at the backflow vault near Hamblen Rd.? A site visit confirmed an ongoing issue with the backflow vault in that it is flooded to within a few inches of the top. A discussion with the owner revealed there were plans to run electric service to a permanent sump pump. Will you be showing this on the plans?

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

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1. Minimum Curb radii at Hamblen Road should be 35 FT. Please revise.
 2. Sheet C.250 is labled Street Widening and Pavement Marking Plan but there is no Pavement Marking shown. Notes indicate Arrows and Stripes but none are shown.
 3. Please add a Note to sheet C.250 stating the following;
All pavement markings shall be removed to the satisfaction of the City Traffic Engineer on the improved section of roadway and new stiping put down.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

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. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

The lane in front of the building and entrance shall be posted.

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

Action required: Provide manhole(s) to comply. Coordinate closely with Public Works Engineering Department for type/specs.

2. Provide complete light pole base details.