

DEVELOPMENT SERVICES

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

Date: Wednesday, April 24, 2024

To:

Applicant: Jacob Eiler

Email: jeiler@crockettengineering.com

Applicant: Matthew Braden

Email: mbraden@crockettengineering.com

Applicant: Nolan Dixon

Email: NDixon@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024097

Application Type: Commercial Final Development Plan

Application Name: Home2 Suites

Location: 251 NE ALURA WAY, LEES SUMMIT, MO 64086

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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
1. STREETS. Label the pavement width of the abutting private street to the west and north; label the width of the tract that contains the private street; and label the name of the private street (NE Alura Way). <i>Street name and pavement width has been labeled on site plans.</i>			
2. EASEMENTS. Show and label the platted 10' U/E that runs the entire length of the Lot 2 NE Douglas St frontage. <i>10' Utility easement along Douglas St has been labeled.</i>			
3. DRIVEWAYS. Dimension the pavement width of the two driveway connections to NE Alura Way. Driveways serving two-way traffic shall have a minimum pavement width of 24', excluding curb and gutter. With this parking lot designed as a concrete monolithic pour with integrated curb, the minimum 24' width shall only exclude the curb width. <i>The width dimension is 26' which makes the pavement width 25' when the curb is excluded.</i>			
4. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit. <i>RTUs are now shown adequately screened on architectural building elevations. These will be submitted with the building permit submittal.</i>			
5. SIGNS. For your information, all freestanding and wall-mounted exterior signs shall be reviewed and approved under separate cover through a sign permit application. <i>Understood</i>			
6. PARKING LOT SCREENING. To comply with City ordinance, screening to a height of 2.5' must be provided along the edge of the parking lot closest to and parallel to a public or private street. Screening shall be decorative and 100% opaque using evergreen landscaping hedge, an earthen berm, a wall or a combination of said options. See UDO Section 8.820 for design specifications of the required screening options. If using landscaping, the separately required street frontage shrub requirement can count toward the hedge design quantity requirement. <i>The landscaping plan has been revised to provide adequate screening.</i>			
7. 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. <i>The trash enclosure has a detail provided by the architectural plans.</i>			
8. FAA FORM 7460. Due to the proximity of the proposed development to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the release of a building permit. <i>Understood.</i>			

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
1. Submit an Engineer's Estimate of Probable Construction Costs. <i>An engineers estimate is included with this submittal.</i>			
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit. <i>SWPPP is included with this submittal. This project is covered by the DNR permit issued for mass grading of the entire site.</i>			
3. Provide a complete stormwater memo that explains how this development will tie into the approved stormwater plan for the overall development. <i>A stormwater memo is included with this submittal.</i>			

4. Add the submitted calculations to the plan set, both the design and 100 year must be included. Add the storm drainage map to the plans. **Stormwater calculations have been added to the construction plans.**

5. Please show in graphic format the location of the hydraulic grade line on the profile view for the storm lines along with the design storm event. If the system cannot manage the 100-year event without surcharging, a suitable overflow route shall be established and shown. Clarify and reconcile what is proposed for the existing RCB in Storm Line 1, as the plan and profile do not seem to agree. Storm Line 5 has an incorrect leader for the existing grade.

HGL for 25 and 100 year events has been added to all profiles.

6. Show all utility/access easements and right-of-way lines on the plans. Provide the sizes of the existing water and sanitary lines. Label the existing manholes with the City numbering system. Label all roadways.

Existing waterline sizes are now shown. Right of way and easement lines are shown and labeled. All roadways are labeled.

Existing sanitary sizes are labeled and manholes are labeled with Lee's Summit numbering system.

7. Add all City standard details that apply to this project, including but not limited to general (curbs, sidewalks, pavement), water, sanitary, and storm sewer.

Applicable city details for curbs, sidewalks, ramps, pavements, water, sanitary, and storm sewer have been added to the plan set.

8. If the public water main is on the same side of the street as the building, the building service line shall be tapped off the public main. Show all the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee and have valves provided on all directions. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain. Add the Vault for Double Check Detector Check Detail (WAT-12).

The service and fire line now have independent connections to the private main. The BFPD is located outside the easement. The owner is working with attorneys to set up a maintenance entity to grant the easement to. It will be finalized in the next submittal.

9. Soft type "K" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).

Plans include city detail for contractor to reference. We feel this detail being referenced is sufficient.

10. Show size and location of water service lines and water meters (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters. Add the Service Connection With Meter Well Detail (WAT-11 for less than 3" or WAT-13 for 3" or greater, depending on meter size).

This is a response to the new comment per email correspondence with Susan Nelson.

The plans call out to reference the M.E.P plans for service line sizing so there is no conflicting information.

WAT-11 detail was added.

11. Indicate in the plans the specific location of the sanitary sewer lateral connection to the existing sanitary sewer.

Show the connection to the existing sanitary sewer as a cut-in wye, as saddles and tees are not permitted. Indicate that the pipe material is SDR 26 PVC pipe for the sanitary sewer lateral. Plans are not clear if the building connection is to a stub that is already installed (note that a saddle connection would not be allowed) or if the connection has a change in direction with extra pipe beyond the bend. Please explain. Add the Sanitary Sewer Stub Detail (SAN-1).

Northing and easting of lateral wye has been added to utility plan. Label has been updated to include the cut-in wye and specifies SDR 26. The lateral will wye into the existing stub as it is shown on the plan. The label refers the contractor to the M.E.P plan for connecting to the building.

12. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

Note has been added to cover sheet that all pavement in the R/W shall conform to KCMMB.

13. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

Aggregate is now shown 12" beyond back of curb.

14. Verify that the pavement jointing plan is in accordance to the City Standard Detail Gen-10.

Understood.

15. Provide a complete plan for the ADA-accessible ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include details of the sidewalk through the new driveways. Site specific information is required on these ADA plans. Specific elevations,

slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. Add City standard details for sidewalks and ramps.

ADA plan is associated with grading plan sheets. Running and cross-slope labels have been added at ramps and landings. Details have been added to plan set.

16. Please verify and note that only ornamental trees and shrubs may be planted within any easements.

Note has been added to landscaping plan.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
-----------------------	-------------	--------------------------	-------------

1. The radii at the entrances should be 35 FT. If not possible due to public infrastructure provide an explanation. Otherwise, adjust on site to accomodate.

We feel that this is a sufficient radius for an entrance to encourage drivers to slow down when entering and exiting the site. This radius also matches the approved "Private Site Development Plans for Zone 1" prepared by Olsson.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

1. AERIAL FIRE APPARATUS ACCESS ROADS D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required- How will this condition be met?

Per the phone call on 4/30 it was agreed that the building could slide north or north parking lot could slide south to comply with this code. We now have this shown on our plan.

2. 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.

Action required- Show the location of the FDC.

FDC is now shown on west side of building

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Confirm fire access lanes will support 75,000-pound apparatus.

All concrete in the fire access lanes can withstand the load from the fire apparatus.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

1. Inadequate information to complete reviews. Specify all utility connections, locations, sizes, materials, meter, interceptor, cleanouts, slopes, etc. (do not treat this as an all-inclusive list). Also, coordinate with MEP design team - plans don't match.

While design-build is an acceptable process, the designs must be complete prior to submittal.

Plans were updated to match. Civil plans show all necessary information to construct storm and sanitary sewer. Water, gas, electric, etc. is designed by MEP so our plans call out referencing the MEP plans for construction.