

**DEVELOPMENT SERVICES**

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

**Date:** Monday, December 02, 2024

**To:**

**Property Owner:** CITY OF LEES SUMMIT

Email:

**Applicant:** HOEFER WELKER

Email:

**Review Contact:** Chris Krumrei, Hoefer Welker,  
Vice President, Project Architect

Email: Chris.Krumrei@hoeferwelker.com

**Engineer/Surveyor:** BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or  
PATRICK.JOYCE@IBHC.COM

**From:** Grant White,

**Re:**

**Application Number:** PL2024270

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit Police and Fire Joint Operations Facility

**Location:** 2 NE TUDOR RD, LEES SUMMIT, MO 64086

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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>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. FAA FORM 7460. Staff acknowledges that the applicant has submitted the necessary information to the FAA for their review. A copy of the FAA response to the Form 7460 shall be submitted to the City prior to any issuance of building permits for commencement of construction.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to comment #3 in previous applicant letter. The following requested items are still missing from the plans:  
1) anti-clog measures for the outlet works. Correction required.
2. Refer to comment #4 in previous applicant letter. The following items were missing or mislabeled on the plans: 1) emergency spillway crest elevation is called-out as "overflow spillway" and needs to be corrected to "emergency spillway to avoid any confusion, 2) dimensional callouts to property lines from the 100 year clogged condition to ensure the 20 foot setback is maintained., 3) slope callouts in the bottom of the basin, 4) 100 year design storage volume for the basin. Correction required.
3. It appears there is insufficient setback from the north property line and the 100 year clogged condition. While it is not an issue with the emergency spillway due to the proximity of Commerce Dr., it will be an issue with all other portions of the detention basin. It is likely a retaining wall is warranted. Correction required.
4. Sheet C3.3: What does the phrase "top of spillway" represent? It does not appear to correlate with any feature shown on the plans. Correction and clarification required.
5. Sheet C3.3: Where is the detail for the concrete emergency spillway? As shown, it is only in the form of a plan view and a note. Correction required to show dimensions, thickness, concrete type, etc.
6. Sheet C3.3: Weir wall detail is not sufficiently detailed for construction. Notes are provided about an integral grate that is not shown or detailed anywhere on the sheet. Anti-clog measures for the 3 inch orifice are missing. Thickness, type of material, steel reinforcement, etc. is missing for the outlet structure. Recommend a profile view, a section view, and a plan view showing all aspects of the design. Recommend normal drafting standards on the plan view referring the reader to the detail on the sheet. Correction required.
7. Sheet C3.3: Flowline elevation of the 3 inch orifice does not appear to match the proposed pond setup table within the stormwater report dated Nov. 15, 2024. 995.00 is shown in the report, but plan shows 997.50. Correction required and possible re-run of the routing calculations required.
8. Sheet C3.3: Weir opening on outlet structure shown as 48 inch by 8 inch tall opening. No such structure is shown in the pond setup table for the proposed detention basin in the Final Stormwater Report dated Nov. 15, 2024. Correction required, and possible re-run of the routing calculations required.

9. Additional openings are shown in the pond setup table shown in the Final Stormwater Report dated Nov. 15, 2024 which do not appear to be shown in the plans. Correction required, and possible re-run of the routing calculations required.
10. Stormwater report shall be resubmitted as necessary based on above comments. Informational comment.
11. Sheet C3.3: What does "top of weir wall" represent? It does not appear to be shown in the Final Stormwater Report dated Nov. 15, 2024. Correction required in the form of reconciling with the stormwater report, and further detailing of the outlet structure.
12. Access to the outlet structure from the surface may require steps. If needed, show the location of steps in the outlet structure. Correction required.
13. Plan and profile view of the storm line exiting the detention basin is missing. Corection required.
14. See comment #10 in previous applicant letter. 100 year design storm HGL was not shown in graphic format within the detention basin. This should be shown in a similar manner as the clogged condition you are already showing. Correction required.
15. Sheet C4.0: Note W02 refers the reader to "plan and profile for the private water line design". No such plan and profile was provided. Correction required.
16. Sheet C4.0: Gate valves are not labeled. In addition, a gate valve was missing just prior to the backflow valve. Correction required.
17. Sheet C4.0: Backflow vault was not labeled. In addition, the method used to drain the sump of the backflow vault was not shown (i.e., either a small diameter pipe to daylight, curb inlet, or permanent sump pump). Adequate details and reference to the standard detail shall be required. Correction required.
18. Sheet C4.0: Water meter was not labeled as to the size or type. Is it a displacement or compound meter? Size? Correction required.
19. Water meter shall be installed just prior to the gate valve . Correction required.
20. Refer to previous comment letter. You are still showing an extraneous water meter towards the south that is connected to the fire line which is not allowed. All water meters shall be shown prior to the gate valve denoting the end of public service. The meters shall be labeled with size and type. Reference to the standard detail in the plans shall also be provide. Correction required.
21. Refer to comment #15 in previous applicant letter. Utility plan shall include pipe type, size, material, length, and location. Correction required.
22. Refer to comment #18 in previous comment letter. Profile view of fire line labeled as "PRIVATE" including pipe material was missing. Correction required.
23. Refer to comment #23 in previous applicant letter. A simple note was provided on the detention basin concerning the use of the detention basin as a temporary sediment basin, but not included in the erosion and sediment control plan as requested. In addition, a simple note is not sufficient. Show on the plan and profile view how this will be accomplished in accordance with the detail you provided. Correction required on both the detention basin plan sheet and the erosion and sediment contol plan sheets.

24. Sheet C7.0: Surface course is still called-out with incorrect specification. KCMMB asphaltic concrete is required for all asphaltic concrete sections. Correction required.
25. Refer to comment #22 in previous applicant letter. Trenching and backfill detail still missing. Correction required.
26. Refer to comment #25. Commerce Dr. still mislabeled on Sheet C3.3, C6.0, C6.2. Correction required.
27. Sheet C3.5 is partially-illegible due to strikeovers. Correction required.
28. Sheet C3.5: Maximum design running slope of 7.5% has been exceeded on the south portion of the ADA-accessible ramp. The City uses a more stringent standard to allow for construction tolerance up to 8.33% installed slope. Correction required.
29. Sheet C3.5: Scale is incorrect. Correction required.
30. Refer to comment #27 in previous comment letter. numerical cross-slope callouts were missing.
31. Refer to comment #27 in previous comment letter. ADA-accessible route across the new entrance was missing dimensional callouts, slope callouts, cross-slope callouts, and widths missing from the sheet. Correction required.
32. Refer to comment #31 in previous comment letter. HGL for the design storm, including callout of the design storm was missing from the profile views of the storm lines. If the underground system is unable to manage the 100 year event without surcharging, suitable overflow routes shall be established for the stormwater above and beyond what the underground system can manage. Correction required.
33. Refer to comment #34 in previous comment letter. Plan view shows D50, but refers reader to a detail in the plans that does not show the dimensions, the thickness, or the geotextile layer. In addition, why refer the reader to a detail contained later in the plans that can more easily be shown on the plan view? Correction required on the plan view.
34. Regardless of how the above comment is managed concerning rip rap design, do not require the reader to use math skills to determine the length, width, or thickness. This should be up to the engineer, not the contractor in the field. Provide explicit dimensions and directions within the plans. Correction required.
35. Refer to comment #33 in the previous comment letter. Line 100 is entering the basin too high. Lower the discharge point by deepening the curb inlet just upstream of the discharge point. Severe erosion and backcutting will result otherwise. Correction required.
36. Refer to comment #40 in previous comment letter. Grated inlet detail still missing. Correction required.
37. Refer to comment #41 in previous comment letter. Concrete end treatment detail was still missing. Concrete end treatment detail refers to the concrete that is placed at the end of the pre-manufactured flared end section. Include standard detail STM-5 in the plan set which shows this end treatment. Correction required.
38. Use new storm lid design in STM-6 and include in the plans. Correction required.
39. A cost estimate required prior to formal approval. Informational comment.

1. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. Re: New generator.

11/22/2024 - Field verify