

DEVELOPMENT SERVICES

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

Date: Friday, December 27, 2024

To:

Property Owner: CITY OF LEES SUMMIT Email:

Applicant: HOEFER WELKER Email:

Review Contact: Chris Krumrei, Hoefer Welker, Email: Chris.Krumrei@hoeferwelker.com
Vice President, Project Architect

Engineer/Surveyor: BHC RHODES Email: mike.makris@ibhc.com

From: Grant White, Project Manager

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

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	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.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to comment #1 in previous applicant letter. Anti-clog measures for all aspects of the outlet works were requested, but only the perforated water quality orifices were shown with anti-clog measures. Furthermore, the anti-clog measure shown for the small water quality orifices will lead to stagnant water and no draining of the detention basin because the detail shown as "Detention Outlet Control Structure" shows a questionable design. A riser pipe that has the perforations above the design flowline is not going to work as intended. Correction required.

2. Refer to comment #1 in previous applicant letter. What anti-clog measures are being proposed for other features of the outlet control structure, other than the water quality standpipe? Are there any trash racks proposed for the incoming 30 inch pipe on the detention basin bottom side, where the pipe daylights? Correction required.

3. Refer to comment #2 in previous applicant letter. You are still referring to the emergency spillway as the "overflow spillway". This is the emergency spillway, not the overflow spillway. This is called-out in two (2) instances on Sheet C3.3. Correction required.

4. Refer to comment #2 in previous applicant letter. Callouts of the 100 year design storage volume are missing from Sheet C3.3. Correction required.

5. Refer to comment #5 in previous applicant letter. "Emergency Overflow (Concrete Pad)" on Sheet C3.3 was provided, but does not appear to make sense. For instance, you are calling-out 1003.77 as the crest of the emergency spillway, but several top of curb callouts are showing less than 1003.77. Recommend more detail and perhaps additional views such as a profile or section view. Correction required.

6. Refer to comment #13 in previous applicant letter. Plan and profile view of the storm line exiting the detention basin has been included in this resubmittal, but it is showing 36 inches rather than the 30 inches shown on the detention basin sheet and the stormwater report. Discrepancy shall be reconciled. Correction required.

7. Sheet C4.2: Tapping valves and sleeves shown at the water main are not allowed. A cut-in tee is required. Corrections required.

8. Refer to comment #21 in previous applicant letter. Still missing callouts of pipe type, size, material, length for private water/fire line. Sheet C4.2: Callout water line pipe type, size, and length on the profile view. City prefers C900 DR18. Correction required.

9. Sheet C4.2: Callout the water main pipe sizes on the plan view on the west side of Commerce Dr. We are showing a 12 inch and a 20 inch. We are showing a 20 inch to the east of the 12 inch. 20 inch cannot be utilized for the connection. Correction required.

10. Sheet C4.2: Is the 1.5 inch water meter for irrigation? If so, specify on the plans and show where the backflow is located. Is the backflow for the irrigation within the building? Outside? Corrections required.

11. Sheet C4.2: The note for 2 inch tee for 2 inch domestic service is not correct. This will be a threaded-tap, not a tee. Correction required.

12. Refer to comment #23 in previous applicant letter. Erosion control plan on Sheet C6.0 provides an unreferenced note stating "Faircloth skimmer or approved equal shall be installed with outlet structure contractor can connect skimmer to 3 inch orifice opening". This note by itself is insufficient for the design. Recommend a reference to the Sheet number (i.e., "see Sheet C7.5" or equivalent language). Correction required.

13. Informational Comment: Cost estimate required prior to formal approval.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

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