

Attachment "A"

Jack Hendrix

From: Wilbur Souders <wil@sams-survey.com>
Sent: Tuesday, December 3, 2019 8:53 AM
To: Jack Hendrix
Subject: RE: Smithville - White Iron Ridge

Jack,

Sorry, I have been snowed under. We need to talk about the water line. We extended an 8-inch public main as we were told to do. The revised configuration for short public extension and long service line can't be done because of a couple of platting issues, plus the Owner is talking about adding some new facilities (Not sure what they have in mind and I don't think they are sure either at this point.) in the future. Maybe a meeting with you and your engineer to go over some options would be in order?

WII

From: Jack Hendrix [mailto:JHendrix@smithvillemo.org]
Sent: Wednesday, November 27, 2019 4:21 PM
To: Wilbur Souders <wil@sams-survey.com>
Subject: RE: Smithville - White Iron Ridge

Wil:

I do not see anything in response to this email from October. Are you still working on this for the owners?



Jack Hendrix • Director of Development
City of Smithville, MO
107 W Main Street • Smithville, MO 64089
Phone: (816) 532-3897
www.smithvillemo.org

From: Jack Hendrix
Sent: Tuesday, October 08, 2019 6:10 PM
To: Wilbur Souders <wil@sams-survey.com>
Subject: FW: Smithville - White Iron Ridge



**Jack Hendrix • Director of Development
City of Smithville, MO**

107 W Main Street • Smithville, MO 64089

Phone: (816) 532-3897

www.smithvillemo.org

From: Hardee, Ron <Ronald.Hardee@hdrinc.com>

Sent: Friday, October 04, 2019 1:47 PM

To: Jack Hendrix <JHendrix@smithvillemo.org>

Subject: Smithville - White Iron Ridge

Jack,

Attached are our comments for White Iron Ridge. Let me know if there are any questions.

Ron Hardee, P.E., CFM

Senior Civil Engineer

HDR

10450 Holmes Rd., Suite 600

Kansas City, MO 64131

D 816-347-1163 **M** 816-590-3369

Ronald.Hardee@hdrinc.com

hdrinc.com/follow-us

Total Control Panel

[Login](#)

To: wil@sams-survey.com

[Remove](#) this sender from my allow list

From: jhendrix@smithvillemo.org

You received this message because the sender is on your allow list.



October 4, 2019

Jack Hendrix, Community Development Director
City of Smithville
107 West Main
Smithville, MO 64089

**RE: White Iron Ridge
Construction Plans (Sanitary Sewer and Water) – 1st Review
HDR #10019447**

Dear Mr. Hendrix,

HDR staff has reviewed the submittal for the above-referenced project. Based on this review, HDR recommends the following comments be addressed prior to approval by the City.

General

1. Provide documentation from the USACE documenting approval or no permit required for the City's records.
2. Provide approved MDNR land disturbance permit and associated SWPPP for the City's records.
3. Provide MDNR Water Main Extension Construction Permit for the City's records.
4. Provide MDNR Sewer Extension Construction Permit for the City's records.
5. For emergency response vehicles to access the site in case of flooding it is recommended that any stream crossing be designed such that it meets a minimum of a 10-year design storm without overtopping the access road.

Sanitary Sewer

1. Provide calculations indicating the velocity within the line will meet scour velocity.
2. The City stocks 2" and 4" parts will a 2" line meet velocity scour requirements?
3. The testing procedure for field testing of HDPE pipe shall be per "ASTM F2164-18 Standard Practice for Field Leak Testing of Polyethylene (PE) and Crosslinked Polyethylene (PEX) Pressure Piping Systems Using Hydrostatic Pressure". This is the current testing method recommended by the Plastic Pipe Institute. This method has instructions on what to do if the test fails.

Water

1. Extend the existing water main down Shannon Ave to a hydrant for flushing in lieu of the 90 degree bend. A private line can then be tapped for a water service line with a meter installed within the right-of-way of Shannon Ave. There will be no easement necessary for the City and no public water line to maintain outside of City right-of-way.
2. It is our understanding a storage tank and booster pump will be provided for firefighting, because the public main will not provide fire flow.

If there are any questions please contact me via phone at (816) 347-1163 or email at Ron.Hardee@hdrinc.com.

Sincerely,
HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Ronald B. Hardee".

Ronald B. Hardee, P.E., CFM
Senior Civil Engineer

Attachment "B"



CITY OF SMITHVILLE

107 W. Main Street
Smithville, MO 64089-9384
816-532-3897 FAX 816-532-3990

COMMERCIAL BUILDING PERMIT

| | | | |
|------------------|-------------------------------|------------------|----------------------|
| PERMIT #: | 03224 | DATE ISSUED: | 12/03/2019 |
| JOB ADDRESS: | 815 W 92 HWY | LOT #: | |
| PARCEL ID: | 05903000101300 | BLK #: | |
| SUBDIVISION: | SURVEY PT NE 1/4 35-53-33 | ZONING: | B-3 |
| ISSUED TO: | HOMOLY CONSTRUCTION | CONTRACTOR: | HOMOLY CONSTRUCTION |
| ADDRESS: | 924 Oak Street | ADDRESS: | 924 Oak Street |
| CITY, STATE ZIP: | Kansas City MO 64106 | CITY, STATE ZIP: | Kansas City MO 64106 |
| PHONE: | | PHONE: | |
| PROP. USE: | EVENT CENTER | SETBACKS: | |
| VALUATION: | \$ 2,203,500.00 | FRONT: | |
| SQ FT: | 11,600.00 | LEFT SIDE: | |
| OCCP TYPE: | COMMERCIAL | RIGHT SIDE: | |
| CNST TYPE: | WHITE IRON RIDGE EVENT CENTER | REAR: | |

| FEE CODE | DESCRIPTION | AMOUNT |
|----------|-----------------------------|-------------|
| BLD005 | FINISHED BLDG/RES @ SQ FT | \$ 0.00 |
| BLD010 | UNFINISHED BLDG/RES @ SQ FT | \$2,398.80 |
| TOTAL | | \$ 2,398.80 |

NOTES: FOUNDATION ONLY PERMIT.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

12 / 3 / 19
DATE

BRANDI SCHUERGER
(APPROVED BY)

12 / 3 / 2019
DATE

Attachment "C"

Jack Hendrix

From: Wilbur Souders <wil@sams-survey.com>
Sent: Wednesday, December 11, 2019 2:41 PM
To: Jack Hendrix
Subject: RE: Hills of Shannon/Estates plats

Thanks

From: Jack Hendrix [mailto:JHendrix@smithvillemo.org]
Sent: Wednesday, December 11, 2019 2:28 PM
To: Wilbur Souders <wil@sams-survey.com>
Subject: Hills of Shannon/Estates plats

Looks like you have 20' of easements between HOS lot 18 and HOS Estates lot 1



Jack Hendrix • Director of Development
City of Smithville, MO
107 W Main Street • Smithville, MO 64089
Phone: (816) 532-3897
www.smithvillemo.org

Total Control Panel

[Login](#)

To: wil@sams-survey.com [Remove](#) this sender from my allow list
From: jhendrix@smithvillemo.org

You received this message because the sender is on your allow list.

A Attachment "D"

Jack Hendrix

From: Wilbur Souders <wil@sams-survey.com>
Sent: Monday, April 13, 2020 8:37 AM
To: Jack Hendrix
Cc: Justin Generally
Subject: White Iron Ridge Water Main Extension
Attachments: Water Main Extension Alt 2.pdf

Jack,

The contractor has priced the storage tank and pump that were proposed for fire protection and they have returned to the idea of going back to an 8-inch water main extension to the building location. I had provided them with three alternate alignments. The first went from Hills of Shannon along the west side of White Iron Ridge and then west along Highway 92 to Commercial Street. This is over 6,000 feet and the south booster pumping station is located between the points of connection which would probably rule this out anyway. We looked at a second alignment similar to the attached, but rather than tying back into the Hills of Shannon extended farther west and connected into the Ashmont system closet to the line in Commercial Street. That line would be about 4,500 feet but stays in the south zone. They requested a shorter route.

That route is represented by the attached schematic which starts at our original connection point, extends up to the building location and loops back south along the west property line. The attached is the alignment preferred by White Iron Ridge and is similar to the second described alignment but connects back into the Hills of Shannon system at Wicklow Street. Will this system provide the required flow for fire protection?

Please let me know what your thoughts are.

Thanks,

Wil

Wilbur M. Souders, P.E.
Aylett Survey and Engineering Company
201 NW 72nd Street
Gladstone, MO 64118
(816) 436-0732
Fax (816) 436-0767

Attachment 'E'

PAID 5/11/2020

Rec # 00409169



SMITHVILLE
MISSOURI
THRIVING AHEAD

CITY OF SMITHVILLE

107 W. Main Street
Smithville, MO 64089-9384
816-532-3897 FAX 816-532-3990

COMMERCIAL BUILDING PERMIT

PERMIT #: 03224

DATE ISSUED: 12/03/2019

JOB ADDRESS: 815 W 92 HWY
PARCEL ID: 05903000101300
SUBDIVISION: SURVEY PT NE 1/4 35-53-33

LOT #:
BLK #:
ZONING: B-3

ISSUED TO: HOMOLY CONSTRUCTION
ADDRESS: 924 Oak Street
CITY, STATE ZIP: Kansas City MO 64106
PHONE:

CONTRACTOR: HOMOLY CONSTRUCTION
ADDRESS: 924 Oak Street
CITY, STATE ZIP: Kansas City MO 64106
PHONE:

PROP. USE: EVENT CENTER
VALUATION: \$ 2,203,500.00
SQ FT: 11,600.00
OCCP TYPE: COMMERCIAL
CNST TYPE: WHITE IRON RIDGE EVENT CENTER

SETBACKS:
FRONT:
LEFT SIDE:
RIGHT SIDE:
REAR:

| FEE CODE | DESCRIPTION | AMOUNT |
|----------|-----------------------------|-------------|
| BLD005 | FINISHED BLDG/RES @ SQ FT | \$7,351.80 |
| BLD010 | UNFINISHED BLDG/RES @ SQ FT | \$2,398.80 |
| MEC005 | MINIMUM/ORIGINATION FEE | \$ 30.00 |
| MEC030 | WATER HEATER - COMMERCIAL | \$ 10.00 |
| MEC040 | FURNACES | \$ 35.00 |
| MEC055 | AIR CONDITIONERS | \$ 35.00 |
| MEC065 | EXHAUST | \$ 20.00 |
| ELE005 | MINIMUM/ORIGINATION FEE | \$ 30.00 |
| PLB005 | MINIMUM/ORIGINATION FEE | \$ 30.00 |
| PLB025 | FIXTURES - EACH | \$ 195.00 |
| ELE030 | OUTLETS - EACH | \$ 75.00 |
| ELE035 | CIRCUITS - EACH | \$ 298.00 |
| ELE055 | SERVICE 400 TO 600 AMPS | \$ 40.00 |
| ELE060 | SERVICE OVER 600 AMPS | \$ 75.00 |
| TOTAL | | \$10,623.60 |

NOTES: NO FINAL OCCUPANCY UNTIL FIRE SPRINKLER SYSTEM HAS BEEN APPROVED AND INSTALLED. WATER AND SEWER FEES WILL BE APPLIED AT A LATER DATE.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

BRANDI SCHUERGER

(APPROVED BY)

DATE

4 / 23 / 2020

DATE

Attachment F

Jack Hendrix

From: Kaitlin Windsor <kaitlin@homoly.com>
Sent: Monday, May 4, 2020 8:08 PM
To: Dave Cline
Cc: Jack Hendrix; Charles Soules
Subject: Re: Fire flow info
Attachments: Water Main Extension Alt 2.pdf

Thank you Jack and Dave for the information. To confirm, the attached plan for the water line route is what was approved at 8" correct? We do understand the potential issues with any further developments on the site, however that would be many years from now.

Thank you,

Kaitlin

On Fri, May 1, 2020 at 4:41 PM Dave Cline <dccline@safpd.com> wrote:

Jack,

With the proposed building being fully sprinkled, I am ok with the flow from a single 8-inch line. I do want to caution the owner/developer that the smaller single line could be a limiting factor down the road in other developments on the site. A second building, a covered parking area, etc would all add to the required fire flow and the increased flow may be greater than the available water. If that were to occur, the further development would not be approved. This may include any further subdivision and development of the site.

Dave

Dave Cline, Fire Chief



Smithville Area Fire Protection District

341 Park Drive

Smithville, MO

64089

Office 816-532-4902

From: Jack Hendrix <JHendrix@smithvillemo.org>
Sent: Friday, May 1, 2020 4:22 PM
To: Dave Cline <dccline@safpd.com>; Kaitlin Windsor <kaitlin@homoly.com>
Cc: Charles Soules <csoules@smithvillemo.org>
Subject: Fire flow info

This quote came from our engineers:

We ran the model with the hydrant test information provided and it checks well with the calibrations made previously to the model for the KCI Storage project. The following are the results of the analysis for the proposed alignment:

1. Single 8-inch fire line: Approx. 1280 gpm
2. Parallel 8-inch or single 12-inch fire line: Approx. 1365 gpm

The limiting factor (20 psi minimum) in the system is located within the Hills of Shannon subdivision. If the noted fire flows are deemed acceptable by the fire department we would recommend the single 8" line, since not much flow is gained by upsizing to a 12" line.

Get [Outlook for iOS](#)

--
Kaitlin Windsor
Project Engineer
Homoly Construction



Smithville Area Fire Protection District

*341 Park Drive, Smithville, MO 64089-0398
816-532-4902*

Plan Review # PR-2020-10, 2020-11

Business/Project: White Iron Ridge Event Center

Address: 815 NE 92 Highway, Smithville, MO

Owner/Developer: Homoly Construction, Kaitlin Windsor

Contact Phone # 816-891-2444

Page 1 of 1

Reviewed by:

Delivered: Fax__ Email XX In-Person__ Date: 05-29-2020

PLAN REVIEW COMMENTS

Approved as Submitted

Design, construction, and installation must comply with the 2006 International Fire Code and all referenced documents.

- 1) The gravel driveway does not meet the requirements of a Fire Access Road.
- 2) Fire Access Road must also meet the Aerial Fire Apparatus Access Road due to height of the building.
- 3) The design of the entry on 92 Highway will not accommodate fire apparatus. At minimum, the island shall be removed.
- 4) The turn-around in front of the building needs be a minimum of 96 feet in diameter and without the feature in the center.
- 5) Fire Department needs to review plans for the water line; specifically, where fire hydrants will be located. One fire hydrant must be placed near the FDC. Additional hydrants are required for water supply.
- 6) Want to confirm that the owner plans to use the kitchen for 'prep' only; no cooking which could create a grease-laden vapor.
- 7) What fuel will the fireplaces use?
- 8) No emergency egress/exit lighting plans for basement level.
- 9) The FDC on the sprinkler system shall be a 4-inch Storz connection with a 30-degree downturn.
- 10) Fire Department must witness the flush of the fire line, the hydrostatic test of the fire line, and hydrostatic test of the sprinkler.
- 11) Where-as the deck is part of the egress path from the ballroom, it should be covered by the sprinkler system as well.
- 12) There shall be a Knox Box installed on the building to provide key access.
- 13) If a gate is installed on the fire access road, the fire department shall have key access. The Knox system is recommended.
- 14) The address shall be clearly visible at the road, minimum 6-inch numbers on a contrasting background, visible from both directions.

- 15) Fire Department shall complete a final inspection before occupancy.
16) Fire Department shall review fire alarm plans.

Fees and Permits-

| | |
|---|------------------|
| Commercial Plan Review | \$100.00 |
| Building Permit (\$0.020 per square foot) | \$404.98 |
| Sprinkler Plan Review | \$100.00 |
| Balance | \$ 604.98 |

Fees cover issue of the building permit and inspections during construction.

Prepared by:

Dave Cline, Fire Chief

Smithville Area Fire Protection District