

PLANNING AND DEVELOPMENT

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

Date: Thursday, June 16, 2016

To:

Applicant: OLSSON ASSOCIATES

Email:
SCRAMER@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

: <NO CONTACT NAME AVAILABLE>

Email:

Fax #: <NO FAX NUMBER>

Property Owner: RED LEES SUMMIT
EAST LLC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016080

Application Type: Commercial Final Development Plan

Application Name: SUMMIT FAIR, PAD 5

Location: 720 NW BLUE PKWY, LEES SUMMIT, MO 64086702 NW BLUE PKWY, LEES SUMMIT,
MO 64086730 NW BLUE PKWY, LEES SUMMIT, MO 64086

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Permitting and Plan Review Division of the Planning and Codes Administration 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. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Engineering Review	Karen Quackenbush (816) 969-1850 Karen.Quackenbush@cityofls.net	Corrections
<hr/>		
1. Sheet C001 - On the east side of the improvements adjacent to NW Blue Pkwy, extend the limits of construction to include the proposed sanitary sewer construction and the tie-in of the proposed storm sewer into the existing catch basin.		
2. Sheet C003 - For the sanitary sewer demolition, we do not allow doghouse manholes. Reword note 21 to the following "Contractor to remove existing manhole and xx LF of existing sanitary sewer to allow for connection to new manhole as located on sheet C301." Please determine the length of 8" pvc to be removed.		
3. Sheet C003 - It seems ok, but please verify that the construction of the new sanitary sewer manhole and 8" pvc as well as the demolition of the existing manhole and pvc stays out of the existing curb along NW Blue Pkwy. If necessary, show removal of existing curb.		
4. Sheet C003 - Apply the same comment as previous for the sidewalk.		
5. Sheet C003 - Show curb removal adjacent to the parking lot for the sanitary work.		
6. Sheet C003 - Show curb removal adjacent to the parking lot for the storm sewer connection at existing catch basin EX CB1.		
7. Sheet C003 - Extend limits of demolition to accommodate comments 2 - 6.		
8. Sheet C003 - On the south side of the existing parking lot, you have a water line removal note pointing at the line that has the lighter line weight. It does appear that a portion of the line should be removed a bit south, due to the fact that it is not located a minimum of 15' from the building. Please indicate the length of removal as necessary.		
9. Sheet C003 - Please identify the NE for where the existing gas line removal ends on the south side of the site.		
10. Sheet C101 - On the east side of the site, show limits of new curb and possible new sidewalk near the new SSMH and EX CB1.		
11. Sheet C201 - It is not completely clear what is going on with the wall on the west side of the building. Please show a blowup of the plan view as well as a section view. In the section view show the sidewalks, wall, wall drain and building. Does the wall step back as shown in the detail on sheet C502? How does the sidewalk area between the wall and the building drain?		
12. Sheet C201 - It appears that the concrete loading dock on the east side of the building sits lower than the adjacent parking lot to the east. How is that area drained? Are you using the straight trench drain detailed on sheet C501? If so, please add to drainage plan and profiles. It would appear that you could drain into CB9.		

13. Sheet C202 - SD-04 from CB1 to EX CB1 is shown as 18". On sheet C203 it is shown as 24". Please rectify.
14. Sheet C203 - Please follow APWA 5604.5 Inverts and Pipes for the layout of storm sewer networks. There are multiple structures that do not meet the minimum drops.
15. Sheet C203 - Please show the 10-yr and 100-yr HGL elevations. If the 100-yr storm event surcharges the system, then there must be an overflow path identified.
16. Sheet C203 - In an effort to ensure that the existing system has adequate capacity, please show a small portion of the existing downstream pipe and HGL elevations where the proposed storm sewer ties in.
17. Sheet C301 - Where the existing water line goes under SD-04, show 10 feet of casing on both sides (total of 20 feet) per APWA 6901.D
18. Sheet C301 - It appears that there is about 11 feet between the south side of the building and the existing water line. Please show limits of new water line and proposed easement.
19. Sheet C301 - Show profile of sanitary sewer line. Verify that minimum separation from building is 15 feet, from water line is 10 feet, that the maximum depth is 15 feet and that the proposed easement is twice as wide as the depth.
20. Sheet C301 - On the east side, show the new 8" pvc connecting to the new sanitary sewer manhole.
21. Sheet C401 - Please follow Table 12-5 Parking Lot and Paving of the UDO - Article 12. You can use the same pavement section for parking and access drives. Then you can make the heavy duty section for fire and delivery truck lanes.
22. Sheet C502 - It does not appear that you are using the double grate inlet anywhere. Consider removing from plan set. Also, if there are any other details you are not using on the other detail sheets, consider removing those.
23. Sheet C505 - Update the light and heavy duty pavement sections per comment on sheet C401.
24. Sheet C601 - Consider extending the sediment fence on the south side of the site further to the west. Also, on the east side of the site, the fence should "bump" out more to the east so that it's east of the new SSMH and around EX CB1.
25. Sheet C601 - Please add reference 6 to all applicable islands.

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

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 2012 International Fire Code .
3. 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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. Has an assessment of parking for the site and the overall center been completed and compared to the UDO requirements and those conditions approved with the PDP? It appears that the project will eliminate about 65 existing parking spaces (not replaced).

2. Could the parking and building locations be adjusted to improve traffic flow, shared parking, etc. within the overall center operation (e.g. place the building closer to Blue Parkway)? The changes in parking and driveways may be detrimental to the overall shared parking supply and access to parking. The change in access that is inconsistent with existing conditions and approved plan is mis-aligned with other adjacent driveways and closer to the shopping center principle drive aisle intersection that appears in conflict. There is also an additional access proposed from the main center drive aisle that may generate conflict within the shopping center operations. Additional review and design alternatives should be considered.

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 2012 International Fire Code .