

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, December 19, 2016

**To:**

**Applicant:** BUESCHER FRANKENBERG  
ASSOCIATES INC

Email: RROHLFING@BFAENG.COM  
Fax #: (855) 206-6246

**Other:** RED DEVELOPMENT LLC

Email: JHANEY@REDDEVELOPMENT.COM  
Fax #: (913) 214-4639

**Engineer:** BUESCHER FRANKENBERG ASSOCIATES  
INC

Email: RROHLFING@BFAENG.COM  
Fax #: (855) 206-6246

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2016216

**Application Type:** Commercial Final Development Plan

**Application Name:** Summit Place Anchor Tenant - Fuel Station

**Location:**

---

**Electronic Plans for Resubmittal**

---

Beginning Monday, May 23, 2016, 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 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 stormwater 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.

**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:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
------------------------	-------------------------------	-------------------------------------	-------------

1. PROPERTY BOUNDARY INFORMATION. Provide the dimensions and bearings for the property lines in the immediate vicinity of the project site.
2. VICINITY MAP. Provide a map showing the project site relative the larger development for the purposes of illustrating context.
3. SITE INFORMATION. List the approximate square footage or acreage of the project area (as opposed to the area of the larger lot on which this site is located).
4. SIDEWALKS. The 5' sidewalk shown along the NW Ward Rd frontage shall be revised to show a 10' multi-use trail per the approved plat. Label the trail and its width. Also label the 5' sidewalk along the west side of the private driveway connecting to NW Ward Rd.
5. BUILDING LINES. Show and label the platted building line along NW Ward Rd.
6. EASEMENTS. Label all proposed and existing easement widths.
7. RIGHT-OF-WAY. Label the right-of-way width for NW Ward Rd.
8. RETAINING WALLS. For your information, retaining walls over a height of 4' are required to be engineered and require a building permit. Please confer with the City's commercial plans examiner at the time of building permit plan submittal for the fueling station.
9. LIGHTING.
  - Provide a photometric plan in compliance with Section 7.230 of Article 7 of the UDO.
  - Provide manufacturer specifications for review of all proposed exterior site lighting fixtures. Wall and pole-mounted fixtures shall have flat lenses with full cut-offs and shall be mounted horizontal to the ground.
  - Light fixtures shall be arranged to provide uniform illumination throughout the site of not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 ratio of maximum to minimum illumination.
  - The overall fixture height of pole-mounted lights shall not exceed 28' above grade, with no taller than a 3' concrete pole base.
  - See Section 7.280 of Article 7 of the UDO for under-canopy lighting requirements.
10. MECHANICAL SCREENING. Ground-mounted exterior mechanical equipments (e.g. condensors, etc) shall be totally screened from view using a masonry wall of a height at least equal to the height of the unit being screened.
11. BUILDING ELEVATIONS. No building elevations of the proposed fuel station building or the pump island canopy was provided. Elevations of both structures identifying materials and colors shall be provided.

12. LANDSCAPE PLAN. Provide a landscape plan in compliance with Article 14 of the UDO.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

---

1. The private sanitary sewer lateral should be shown with a wye connection, at least four (4) feet from the manhole. Direct connection to the manhole, as shown, is not allowed.
2. The domestic water line service is shown connecting to a private water line. There is a public water line on the south side of Ward Rd. Please use the public water line on the south side of Ward Rd. for the domestic water connection. The domestic water meter should be shown, however, on the north side of Ward Rd.
3. Storm lines are shown without profile views, and it appears portions of the storm line are missing on the north side. Where is the storm line ultimately going? Is this work being coordinated with the larger retail plan?
4. An erosion and sediment control plan was missing.
5. A pavement detail was missing. Please be aware that the City has design standards for private parking lots, and these standards are contained in the Unified Development Ordinance, Article 12 "Parking". Please provide a graphic pavement detail.
6. The retaining wall appears to be contained within an easement. This is considered a non-allowed use in accordance with our easement encroachment policy.
7. A curb and gutter detail was missing. Please provide a curb and gutter detail, including the requirement that the subgrade and subgrade stabilization/geogrid be extended a minimum of one (1) foot beyond the back of curb.
8. Sidewalk appears to be shown, but it does not appear it is labeled or dimensioned. The ADA-accessible ramp at the entrance does not appear to be labeled or detailed in terms of elevations. When revising the plans to include these details, please add the note "do not install truncated domes", or equivalent language since the City does not desire truncated domes at commercial entrances.
9. Parking lot lighting appears to be within the limits of the storm drainage easement. This is considered a non-allowed use as shown in the City's easement encroachment policy.
11. Please be aware this Final Development Plan cannot be approved until such time that the sanitary sewer to serve the project is complete.
12. Details were not provided for the stormwater structures. This includes details for the grated inlets, and the "catch basins".
14. Please mark all interior storm lines as "private".
15. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total. Items to include in the estimate include: 1) storm lines greater than 6" in diameter, 2) storm structures such as junction boxes, field inlets, curb inlets, grated inlets, 3) sanitary sewer lateral and wye connection, 4) grading to establish proper drainage, 5) grading for parking lot, 6) compaction for parking lot, 7) subgrade stabilization or

geogrid, including the area one (1) foot beyond the back of curb, 8) aggregate base, including the area one (1) foot beyond the back of curb, 9) pavement, 10) curb and gutter, 11) public sidewalk, 12) ADA-accessible ramps with no truncated domes, 13) erosion and sediment control devices and measures, and 14) final restoration, including sodding, seeding, mulch, fertilizer, and topsoil.

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

---

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.

For information only.

2. The installation of underground fuel storage tanks (UST's) shall comply with the 2012 International Fire Code and the requirements of the Missouri Department of Natural Resources.

Action required: For information only.

3. IFC 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Action required: Provide information on the quantity of fuel to be on site.

4. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Show fire hydrants for the site.

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

---

1. A plan should identify the location of the improvements and perspective within the overall development.

2. Off site road improvements are needed and may be in conflict with the proposed plan. The off site road improvement plans have not been submitted for review.