

DEVELOPMENT SERVICES

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

Date: Wednesday, May 15, 2019

To:

Property Owner: TUSTIN LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2019095

Application Type: Commercial Final Development Plan

Application Name: Reece & Nichols

Location: 222 SW MAIN ST, LEES SUMMIT, MO 64063
207 SW MARKET ST, LEES SUMMIT, MO 64063

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 six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and 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:

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Show where the flat curb transitions to CG-1 on the south side of the alley (suggest a 5' transition length, potentially starting at the PT of the alley side of the curb return).			
2. The label for ROW on the east-west alley is pointing to the wrong line and the revised ROW line location on the south side of the same alley should also be called out. (It also should not be shown crossing the north-south alley).			
3. The proposed utility pole just east of the existing utility pole in the alley intersection (noted for guy wires), should be moved about 4-5 feet towards the east to avoid conflict with turning traffic.			
4. Modify the curb inlet in the alley (south of/adjacent to the trash enclosure) to an area grate inlet and eliminate the curbing so that the area is flat/traversable by trucks that turn the corner and overlap the area a few feet. Also remove the same curb south of the trash enclosure to allow for the SU truck movement.			
5. ROW/Easements:			
- A portion of the curb returns at the east-west alley intersection with Market Street, north and south sides, are outside of proposed ROW. Additional corners of ROW will be needed to include the curb return.			
- A small easement just south of the trash enclosure will also be needed to ensure the overlapping area of truck movements is publicly accessible without encroachments (an area approximately 25' long extending between the trash enclosure and south property line X 10' wide extending east of the alley ROW line).			
- Will the sidewalk along the north side of the project be within a public sidewalk easement?			
6. The sidewalk location on the north side of the development (and portions of other sidewalk) are not dimensioned in the plans (e.g. changes in alignment, PI's, offsets, tie's to existing, etc.).			

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. There does not seem to be an accessible route to access the proposed ADA ramp on the backside of the Market St building. Please label the width of the ADA ramp. Your response letter dated May 3, 2019 states sheet C.201 gives these details. This sheet only gives details for the ADA ramp on the backside of the Main St building but no details are given for the Market St building.			
2. Parking stalls are required to be 19'x9' unless they are adjacent to a 5' sidewalk or green space. The parking stalls adjacent to the proposed ADA ramp on the back side of the Market St building do not seem to meet this requirement. The proposed ramp will not allow for VEHs to overhang the curb.			
3. Please identify if the mechanical equipment is to be rooftop mounted or ground mounted. Please show the Location, size and materials to be used in all screening. A dashed line indicating the roofline and rooftop mechanical			

equipment is also required. Please also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

4. Thank you for labeling the proposed building materials. EIFS is not an approved material in the CBD district. Please replace this with an acceptable building material. This comment was made during the PDP and stucco was substituted.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Sheet C.011: This sheet describes items to be completed along with the public improvements (i.e., water main relocation and public storm line). Please remove from the Final Development Plan.

2. Sheet C.010: Proper abandonment of sanitary sewer mains includes plugging each end with a minimum of 1 foot of non-shrink grout sealed with a portland cement grout. The notes specify "plugging" the line, with no other specific information regarding the method for plugging and abandoning the lines in-place.

3. Sheet C.100: The existing water main on the north side of the property line is shown being removed, with no other information. All aspects of this removal should be shown in the public improvement plans (i.e., water main relocation and storm sewer plans).

4. Sheet C.100: There is conflicting notes on this sheet concerning the disposition of the existing sanitary sewer main running north/south. The note on this sheet states that removal of the line will take place. Other sheets state this line will be abandoned in-place. Please reconcile by stating which method will be used to properly remove or abandon in-place.

5. General Note Concerning Removal/Abandonment of Water Mains and/or Sanitary Sewer Mains: These items should be shown on the public improvement plans (i.e., water main relocation and storm sewer plans), along with a reference to these items within the Final Development Plan (i.e., by note stating "see public improvement plans" or equivalent language).

6. Sheet C.200: It appears an additional curb inlet is warranted to collect stormwater from the parking lot. Otherwise, where will stormwater on the north side of the "divide" flow? It would appear from this sheet that stormwater would flow toward the existing building?

7. Sheet C.202: The ADA-accessible ramp detail still does not comply with Section 5304.8 of the Design and Construction Manual. You have referenced a standard detail which does not show the slopes, elevations, cross-slopes and other information required by Section 5304.8. Again, GEN-3A is a generic detail, and is not intended for site-specific design detail.

8. Sheet C.400: This sheet shows several inconsistencies between what is shown elsewhere in the plan set. This sheet calls-out the sanitary sewer line as being abandoned in-place, but elsewhere in the plan set, the sanitary sewer is shown to be removed. There is also no mention of the water line to the north being removed. There is also no mention of the existing manhole within the boundary of the new building being abandoned. There are no references to properly removing concrete panels and replacing panels along Market St.

9. Sheet C.600: A revision note is provided stating that GEN-3A was removed. However, it still remains in the plan set (see previous comment).

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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 2018 International Fire Code.
2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: Both sides of the alley shall be posted "No Parking-Fire Lane".

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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