

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, June 18, 2019

**To:**

**Applicant:** SUPER MARKET DEVELOPERS

Email: MKNUTSON@AWGINC.COM

Fax #: <NO FAX NUMBER>

**Engineer:** R I C

Email: DBURTON@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019191

**Application Type:** Commercial Final Development Plan

**Application Name:** MCKEEVER'S MARKET & EATERY #950

**Location:** 840 NW PRYOR DR, LEES SUMMIT, MO 64081

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**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.

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**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:**

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

It is recommended the hydrant be located on the FDC side of the fire lane.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Reduce the architectural plan sheet size to be no larger than 24 inches x 36 inches with one inch border.
2. Provide the drive aisle dimension between the islands within the parking lot. The drive aisle width shall be a minimum of 24' excluding the curb and gutter.
3. Provide the manufacturer's specifications for all exterior lighting.
4. The landscaping calculation for the open yard tree and shrub requirements is in error. The total square footage of the lot minus the building footprint (only), is the number to use for the landscape formula.

Revise the tree caliper sizes to 3-inch caliper, the Unified Development Ordinance requires 3-inch.

If trees are proposed within easements, revise the tree species to that of an ornamental variety.

5. The UDO requires some sort of landscaping within the parking lot islands (sod, trees, shrubs, mulch, ground cover, shrubs, etc.), please revise.

This affects of few of the proposed islands that have pavers shown within them.

6. The UDO requires an additional parking lot islands (besides the islands on the end of every row), for every four rows. Please revise to account for a centered island somewhere "in the middle" of the parking lot.

Had consideration been given to an internal sidewalk connection within the parking lot leading to the front entrance?

7. The preliminary development plan elevations had an "architectural detail/design that resembled wheat blowing in the wind" on the exterior of the building. Has consideration been given to include the detail with this plan submittal? Staff thought it was a nice detail as shown in the approved PDP.

8. The proposed pavement details do not meet UDO specifications. Please also refer to Engineering's comment regarding this reference.

9. Many standard details have been omitted. Please provide details for the following:

- accessible sign
- curbing
- retaining wall (to include height)
- proposed fencing
- method of RTU screening (if something other than the parapet)
- loading dock screening (to include height)
- trash enclosure (if proposed)

10. On the architectural sheets provide a dashed line to indicate the location of the proposed RTU's. How will these be screened?

11. Label and dimension all sidewalks. Are sidewalks proposed along the private drives? Staff would encourage this. Is the sidewalk on the north side of the parking lot part of this lot's construction? Please clarify.

12. Clarify the location of the trash enclosure location/screening method. Staff is assuming it's integral to the loading dock area?

Provide a detail and description of the proposed loading dock screening method.

13. Provide a CG-1 curbing call out and detail for proposed curbing.

14. Show all utility easements on the plan sheets.

15. Provide the surrounding property information.

16. All signs are required to be submitted by separate permit and approvals. Prior to the installation of any signs, City approvals are required.

17. Please reference within the plans the address for this lot of 840 NW Pryor Rd.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.
- Nothing has been constructed yet on the site, and the timing of all construction elements is still unknown. Items labeled "Existing" would be better off labeled "Proposed (By Others)" or similar.
- Revise the private road/access drive names to match the Final Development Plan that includes their construction.
- Include all applicable standard details in the plan set.

2. Sheet C01:

- Revise the Water Utilities address to 1200 SE Hamblen Road in the Utilities contact list.
- Include the author of the oil/gas well source.
- The General Notes introduction references a Preliminary Development Plan, but this is a Final Development Plan.

Please revise.

- Revise General Note 8 to reference Development Engineering Inspections.

3. Sheet C02: Why are some storm sewer called out as “Existing” but not all, and no other utilities are labeled that way? Perhaps adding a legend showing line weights/types or adding “Typ” to labels would be more consistent.

4. Sheet C04: The asphalt pavement sections do not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Revise details to meet requirements. Please note that the UDO requirements govern over any shown in the referenced geotechnical report unless a waiver is requested and approved by the City Engineer.

5. Sheet C05:

- Label contour elevations.
- All proposed contours must tie back into existing contours.
- Add contour information to the Legend.
- Include Top and Bottom Wall elevations.

6. Sheet C07:

- Specify roof drain size, material, and how it connects to the storm structures.
- Specify water line size, material, and what it connects to (tee, cross, etc.)
- Label the sanitary sewer service line to be connected to the main with a cut-in tee.

7. Sheets C11 & C12: The proposed contours must tie back into the existing contours.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Water meter not found in design.

Action required: Specify size and location of domestic water meter.