

DEVELOPMENT SERVICES

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

Date: Thursday, August 08, 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 RD, LEES SUMMIT, MO 64081

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

1. The UDO requires some sort of landscaping within the parking lot islands (sod, trees, shrubs, mulch, ground cover, etc.), please revise the proposed islands that have pavers shown within them.

The required number of open yard shrubs is 100 and 50 for the open yard tree requirement. Please revise accordingly.

A waiver to this requirement was not approved on the preliminary development plan.

2. All trees that are located within utility easements shall be revised to an ornamental variety. There are many locations where there is this conflict. Please revise the landscaping sheets as necessary.

A waiver to this requirement was not approved on the preliminary development plan.

Show all utility easements on the landscape plan sheets.

3. The UDO requires an additional parking lot island within the parking lot. For every four rows of parking area a parking lot island is required.

A waiver to this requirement was not approved on the preliminary development plan.

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

4. Provide the manufacturer's specifications for the wall-pak/building lighting.

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

6. On the architectural sheets provide a dashed line to indicate the location of the proposed RTU's.

Provide a detail of proposed RTU screening. A pre manufactured screen was not approved as part of the preliminary development plan.

7. Indicate on the site plan the location and layout of the proposed outdoor seating area.

8. Confirm location of trash enclosure and provide detail.

Confirm the material of the screening wall for the loading dock area.

9. Make a note on the accessible sign detail the sign shall conform to R7-8 sign type. This sign has a white background and green border.

10. Label the drive aisle widths at the island areas. The width is required to be 24-feet (not to include any portion of the curb). Provide the dimension excluding the curb.

11. At a detail for the proposed retaining wall to include height and exterior building material.

12. 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?

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	---	-------------

1. General:

- As previously requested, revise the private road/access drive names to match the Final Development Plan that includes their construction. That FDP names them Private Road A, B and C.
- The public easements along Lowenstein Drive have been revised. Please revise these plans to match.
- Please revise the Engineer's Estimate of Probable Construction Costs based on all review comments.

2. Sheet C01: Revise General Note 13 to refer to the 2018 code.

3. Sheet C04: Label the retaining wall as Proposed (By Others) rather than Existing.

4. Sheet C05:

- Include the different hatchings in the Legend.
- The proposed contour seems to extend to the middle of Pryor Road at the SE lot corner. Please revise.
- It appears that labels were only added to proposed contours. Please add to all contours.
- There are still many locations where proposed contours do not tie out, especially along lot boundaries. Please revise.
- Please clarify the label for the small retaining wall on the south side of the building, "See Others for Details" does not make sense.

5. Sheet C08:

- Please verify the presence of a sanitary sewer service stub to the south of the building. I'm not finding that information. If there is no stub, connection must be made with a cut-in wye.
- The most recent plan set submitted to the City shows the stub for water line connection to be approximately 200' north of the location shown. Please verify and revise as needed.
- Indicate the water meter size.
- HDPE is not an allowable water line pipe material. Please revise.
- Verify that the water meter is located where it can be safely and easily accessed.
- Indicate the pipe size and material of the "50 LF New Water Line" near the SE building corner.
- Please remove "Public Works, Engineering Division of the" from Site Utility Notes 6 & 7.
- Please reference Water Utilities Department in Site Utility Note 17.

6. Sheet C09:

- Storm sewer profiles are required for all pipe greater than 6" in diameter. Please provide.
- Verify that all pipe connections are called out along the roof drain.
- Please remove "Public Works Dept." from Note 3.

7. Sheet L01: Only ornamental tree varieties are allowed within public easements. Please revise.

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

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.

The fire lanes around the building shall be marked with a combination of signs and painted curbs.

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

1. Add a sidewalk ramp on the SE corner of the building for pedestrian access to lots south.
2. Add sidewalk between the store front and east-west drive intersection with ramp for crossing the private drive to connect with adjacent lot (pedestrian access).

Building Codes Review	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.

8/8/19 - water meter noted in letter as 1-1/2" but design drawings are not updated. Our water meter flow rates can be found in the downloadable fee estimation tool at:

<https://cityofls.net/development-services/construction/fees/fee-estimation-tool>

It is under the "building permit" tab. You'll see that a 2" meter goes up to 100gpm while a 1-1/2" meter is only capable of 50gpm. Update plans accordingly.