



DEVELOPMENT SERVICES

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

Date: Wednesday, July 03, 2019

To:

Applicant: ALDI INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: <NO CONTACT NAME AVAILABLE>

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019207

Application Type: Commercial Final Development Plan

Application Name: ALDI GROCERY STORE - SUMMIT ORCHARD

Location: 560 NW CHIPMAN RD, LEES SUMMIT, MO 64086

Comment responses are in red below

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. **Noted**

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.

Action required: Provide a hydrant within 100 feet of the FDC. **An additional FH is shown to be added in front of the store.**

3. 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: Provide an accessible hydrant to meet this requirement. **An additional FH is shown to be added in front of the store.**

4. 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: Fire lanes shall be posted. **The area in front of the store has been marked as a fire lane with pavement marking**

5. 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.

Action required: Indicate areas with heavy duty asphalt/ concrete capable of supporting 75,000- pounds.

Heavy duty paving is shown on the entrance drive and around the perimeter of the parking lot

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROPERTY LINE INFORMATION. Label the property line bearings and dimensions for the subject site.

The existing conditions sheet has been changed to the ALTA

2. SIDEWALKS.

- Label the existing sidewalks, with widths, along NW Ward Rd and NW Donovan Rd. **Done**

- The sidewalk connection from the public sidewalk along NW Ward Rd to the store entrance has a detail note/leader labeled "CW2". There is no such label in the detail legend on Sheet C3.0. **CW2 has been added to the legend**

- According to the Grading Plan (Sheet C5.0), there is a 6" sidewalk/curb at the head of the parking bay on the south side of the building that transitions to 0" in front of the ADA spaces. What is the curb height in front of the two parking spaces at the northeast building corner? 0" curb height in front of the ADA spaces is acceptable, but the

non-ADA space requires a raised curb or bollard to prevent vehicle encroachment onto the sidewalk. Curb blocks are not permitted. **Bollards have been added to the spaces on the east side and all the ADA spaces are on the south.**

3. RIGHT-OF-WAY. Label the ROW widths for NW Ward Rd and NW Donovan Rd. **Done**

4. UTILITY EASEMENTS. Label and dimension all utility easements. There is an unlabeled drainage easement at the NW lot corner and a sanitary sewer easement at the SE lot corner. **Done**

5. ADA PARKING SPACES.

- To meet City ordinance, the ADA parking spaces shall be a minimum 9' in width. Plans show the spaces at 8' wide. **Done**

- The required sign at the head of each ADA parking space shall be sign type R7-8 (white background, green border, green text and blue wheelchair symbol), as identified in the MUTCD. Label the sign type on the detail on Sheet C10.0.

Detail has been revised

6. DRIVE AISLE WIDTH. All driveways and drive aisles serving two-way traffic shall have a minimum 24' pavement width (exclusive of curb and gutter).

- The drive aisle entrances serving the various rows of parking only have a pavement width of 22' where those entrances are flanked by landscape islands on both sides.

- The exterior drive aisles flanked by parking spaces on one side and curbed islands on the other side only have a pavement width of 23'. **All drive aisles have been revised and dimensioned accordingly**

7. DOCK AREA SCREENING. Please verify that a screen wall will be provided on the north side of the building to block the view of the dock. Sheet A-131 appears to show a screen wall, but it isn't clear or called out on any other civil or architectural sheet that a screen wall is proposed. If a wall is proposed, provide the height and length of the screen wall.

The pipe railing has been removed and an 8'-0" masonry screen wall has been added in it's place

8. LANDSCAPE PLAN.

- In addition to street trees, shrubs are required along the street frontages at a ratio of 1 shrub per 20' of street frontage. **Additional shrubs have been added**

- The proposed trees do not meet the minimum size requirements at the time of planting of 3" caliper for deciduous trees and 8' height for evergreen trees. **Sizes have been revised**

9. LIGHTING PLAN. - Sheet C13.0 shows the site as having AVG/MIN and MAX/MIN footcandle ratios of 31.7 and 86.0, respectively. The site shall not exceed AVG/MIN and MAX/MIN ratios of 6:1 and 20:1, respectively.

We did not include the future lighting along the east side of the drive as a result the points were not representative. These spots were removed making the ratios more reasonable.

10. BUILDING ELEVATIONS.

- Re-label the Front (4), Rear (3), Side (2) and Side (1) elevations as the South, North, East and West elevations, respectively.

- To meet the four-sided architecture requirement, architectural and material elements from the north and south elevations shall be extended onto the north and west elevations. Horizontal and vertical architectural elements are required for the north and west sides to provide architectural relief for the large expanse of blank walls.

Nichiha bump outs like what is provided on the south and east elevations have been added to the north and west elevations. These elements extend out from the masonry and are higher than the top of the brick parapet.

11. SITE ENTRIES (DRIVEWAYS). Call out and clarify the limits of the driveway and parking lot areas on the abutting lot to the east that will be constructed as part of this project. As currently shown on the plans, only half of the driveway and drive aisle are contained within the limits of the subject property. **The entire drive will be constructed by the overall site developer.**

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Sheet C1.0: Revise "City Planning & Development" to "Development Services" in the Utility list.

The utility contacts have been revised

2. Sheet C3.0:

- Revise Note 6 to require Missouri PE licensure and clarify where a retaining wall will be constructed. **This note has been removed**
- The entrances to the lot are only half contained within this Final Development Plan, yet full-width entrances are required. How will the pavement be constructed? **The entire entrance drive will be constructed by the overall site developer**

3. Sheet C4.0:

- There is no construction of public water or sanitary sewer in this project, please delete notes regarding that construction. **Done**
- A Backflow Prevention Device will be required in a vault located as indicated in the Design and Construction Manual for the fire and irrigation lines. **BFPD vaults have been added**
- Locate the water meter as required by the Design and Construction Manual. **Done**

4. Sheet C5.0: Many proposed contours tie back to existing contours at 90 degree angles. Please revise for constructability. **Done**

5. Sheet C6.0: The Notes include references to Overland Park, Olathe, and Kansas requirements. Please revise. **Done**

6. Sheet C8.0:

- Profiles are required for all pipe larger than 6 inches. Please include Plan views of all roof drains and Profile views for all roof drains if larger than 6 inches. **The roof drain collector in front has been revised to 6". This only collects the water off the front canopy and is only required to be 6". Profile added for roof drain collector behind building.**
- Include design HGL in profile views. **Shown**

7. Sheet C9.0:

- Remove reference to Kansas Department of Transportation. **Done**
- The base and geogrid are required to extend 1 foot beyond the back of curb. Please revise the typical sections accordingly. **Done**
- Is only light duty asphalt being utilized? If not, include a typical section for heavy duty and delineate usage throughout the plan set. **Heavy duty detail has been added and different pavement areas have been identified**

8. Sheet C12.0: Show and label all easements. No non-ornamental trees are allowed within easements, please revise accordingly. **Trees have been moved outside easement**

9. Include standard details for Storm MH Cover, Storm MH Frame, Water Meter, and Backflow Vault. **Done**

10. Submit:

- Engineer's Estimate of Probable Construction Costs **Estimate is attached**
- A Final Stormwater Report. In lieu of that, a memo may be submitted confirming that the project matches the information in the approved Preliminary Development Plan for the overall development. Include who report was prepared by and date of approved report. **Attached**

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Retaining Wall references to KANSAS PE should be changed to MISSOURI PE.

This note has been removed since there are no walls

2. The plans are unclear regarding the scope of work included along the driveway/aisle on the east side of the property. How much of the driveway/aisle will be paved as part of these plans, where is the match line, etc. It's presumed the entire driveway/aisle will be constructed, not half, but reference to the full constructions should be provided at a minimum for coordination. **The entire drive will be constructed by the overall site developer.**

3. Plans should depict existing/approved driveways in proximity to the site on the north side of Donovan.
There are no drives on Donovan north of our site.

Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Specify sewer pipe material. **Pipe is specified as SDR-26**

2. Provide sewer cleanouts at maximum 100' intervals. **Shown**

3. Provide engineered justification for (2) 2" water meters.

There is 1, 2" meter for domestic and 1, 1" meter for irrigation