

DEVELOPMENT SERVICES

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

Date: Tuesday, September 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

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. 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. Please add the labeled easements to the Utility Plan (Sheet C4.0).
2. 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. Revise so all drive aisle entrances have a minimum pavement width of 24' (28' back-of-curb to back-of-curb).
 - 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'. Revise to meet the minimum required 24' of pavement width (not including curb and gutter).
3. SITE ENTRIES (DRIVEWAYS). Clearly identify the limits of the curbing, 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. Should the full extent of the pavement, curbing, island, etc., that is shown on the plans is not what will be constructed as part of this project, then temporary asphalt curbing shall be provided at the eastern limit of the paved area where the parking lot and drives will be extended to the east as part of future development. Call out the limits of any temporary asphalt curbing.
4. ROOF-TOP MECHANICAL UNITS. Dash in the location of all RTUs on the building elevations to the extent possible in order to ensure that the proposed parapet heights are of a height to fully screen all RTUs from view. City ordinance requires that parapet walls be extended to a height at least equal to the height of the RTUs in order to fully screen them from view on all sides. This comment was mistakenly omitted from the previous review.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C4.0:
 - As previously requested, please delete Utility Note 4.
 - Note 20B references an incorrect note. Please revise.
 - Revise the water meter location to be within 1' of the easement line, as required by the Design and Construction Manual.
2. Sheet C8.0:
 - Revise Line B, changes in direction are only allowed at structures.
 - As stated previously, profiles are required for all pipe greater than 6" diameter. Add a profile for the line connecting to CI A-2.

3. Sheet C9.0:

- Revise detail CW2, the City requires KCMMB 4K concrete.
- Revise the names of the pavement details to clarify usage of each.

4. Submit a revised Engineer's Estimate of Probable Construction Costs based on these review comments.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 with a combination of signs and painted curbs. Verified at inspection

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