

**DEVELOPMENT SERVICES**

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

**Date:** Friday, September 13, 2019

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** (410) 321-1901

**Applicant:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** (410) 321-1901

**Engineer:** ANDERSON ENGINEERING INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2019278

**Application Type:** Commercial Final Development Plan

**Application Name:** SUMMIT ORCHARD 4B - RETAIL FACILITY

**Location:** 460 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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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	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.

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 hydrants within 100 feet of the FDC's and possibly consider consolidation.

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: Hydrants shall be provided to meet this requirement and the spacing requirements of IFC Table C102.1.

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 - Indicate the location of the fire lanes on the plans.

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Please clarify that all "lawn" areas will be sodded.

2. Please make sure all landscaping at driveway entrances along Donovan Rd will not impede the triangle site distance.

3. Please make sure all tree islands are 10 ft. wide. We measured them at 8 ft.  
This can be found in the UDO under Subdivision 4, sec 8.810.

4. Please clarify that all compactors are screened to the same extent as the dumpsters.

5. Please dash in the roof top units on the elevation to ensure that they will be properly screened by the parapet.
6. Trash enclosure- you reference sheet A-102 on sheet A-101. Please submit A-102.
7. Trash enclosure gates- you specify the material on the gates are Simulated Wood, please describe this type of material. Our UDO states under Article 8, Subdivision 4, Sec. 8180. that we only allow steel gates.
8. Pavement width in front of primary tenants shows a 24 ft. width measurement including curb. Our UDO requires that it is 24ft. wide excluding curb. When we measure excluding curb your measurements show 20ft.
9. ADA Parking Signage- Need to show all the proper signage at all the accessible parking areas. This can be found under Article 8, Division II Parking, Sec. 8.580. The sign needs to be mounted 5ft. above grade, measured to the bottom of the sign. Be sure to use sign type R7-8, as listed in the Manual on Uniform Traffic Control Devices (MUTCD).
10. ADA Van Parking- For a parking space to be considered van accessible the striped aisle needs to be a minimum 8ft. in width. All of your striped aisles are 5' in width, which is only acceptable for cars. You are required to have at least one designated van space. These requirements are found in the UDO under Article 8, Subdivision II, Sec. 8.580.

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**Engineering Review**

Sue Pyles  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

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1. Sheet C000:

- Please remove Gene Williams from the storm water utility contact.
- Please revise the address for Water Utilities to 1200 SE Hamblen Road.

2. Sheet C200:

- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- Call out removal of any existing items required to construct items included in this plan set (curb & gutter, asphalt, sidewalk, etc.).

3. Sheet C300: The leader for the east Construction Note 03 symbol is pointing to the wrong location.

4. Sheets C502-C505:

- Structures 101, 305, and 307 do not meet the required 0.5' minimum drop through the structure. Please revise.
- Revise Storm Sewer Series 300 & 400 to keep the Hydraulic Grade Line (HGL) within the pipe. Update calculations accordingly.
- Are proposed structures 301 & 302 doghouse structures? If so, label accordingly.

5. Sheet C701: Revise the pavement sections or add an additional graphic showing the aggregate base and geogrid extending 1 foot beyond the back of curb.

6. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The plan is missing pedestrian connectivity shown on the PDP. Additional sidewalk and pedestrian connections should be provided through the middle of the project area (connecting buildings to the east-west private drive/road and development to the south). Additional sidewalk and pedestrian connections (and pedestrian space) should be provided within the eastern most portion of the project area connecting to the southeast and connecting to Donovan Road sidewalk.

2. The site plan should include bike racks for end of trip bicycle accommodations as indicated on the PDP.

3. Submit a plan for review that depicts the accommodation of truck turning movements on-site; especially movements to access loading docks and trash service at the dumpster enclosure.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide grease trap specifications and installation details. (size, type, connections, etc)