

DEVELOPMENT SERVICES

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

Date: Monday, September 30, 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

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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Trash enclosure gates-To have a screen mesh you will need to get approval by the Director. You will need to submit a maintenance plan stating how often the mesh will be replaced and what will be done to repair it.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Removals: Are any curb removals required along the east-west private drive for construction of the parking lot drive aisles or sidewalk ramps? If so, please include in the plan set.
2. ADA Ramps: Please include the length and slope of each section of the ramp, as well as cross slope of each section. The width shown in the section cut is adequate. In other words, each section will require length and slope information. Please revise accordingly. Ramps 7-9 will be the responsibility of the applicant, as will the ramps with details located in the landscape plans.
3. Roof Drains: Profiles are required for all pipe greater than 6" diameter.
4. Estimate: Please review and verify quantities for 6" Fire Service, 7" PCC Pavement, 24" HDPE, 18" HDPE, 15" HDPE, and Area Inlet. Add items for sanitary sewers, connection to existing storm sewer, connection to existing water, fire hydrant assembly, gate valve, tee.
5. A backflow device and vault located at the ROW is required on the private fire line.

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.
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.

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

1. Provide grease trap specifications and installation details. (size, type, connections, etc)