

DEVELOPMENT SERVICES

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

Date: Wednesday, September 18, 2019

To:

Applicant: ALDI INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

Fax #: <NO FAX NUMBER>

Property Owner: TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019207

Responses are below in red

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:

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Sheet C3.0: Include PV2 in the Legend and also differentiate the different types of pavement (PV1, PV2, PV3) in the Legend. **This has been corrected**
2. Coordinate all references to the inlet structure in the loading dock area for consistency. Currently, it is called out as a 2'x2' Grate Inlet on Sheets C5.0 & C8.0, the detail is labeled as a Truck Well Inlet Detail on Sheet C11.0, and the Item is called a Truck Dock Drain Basin on the Estimate. **Inlet has been revised to be a grate inlet per city detail with revised detail.**
3. Sheet C11.0: Include a standard detail for Structure B4. It is recommended that the detail start with a City standard detail for concrete construction with modifications made to include the grate inlet. Delete the Truck Well Inlet Detail or revise it to meet City requirements with project specific information. **Inlet detail has been revised to city inlet**
4. Engineer's Estimate of Probable Construction Costs:
 - Revise the heading to be for this project. **Done**
 - Items 8, 10, and 11 may be removed. They will not be used to calculate the City fee. **Done**
 - Revise the name of Item 15 based on previous comments. **Done**
 - Verify the quantity for Item 16. **Done**
 - The plans show the 18" pipe between A1 & A2 as concrete. The estimate shows it as HDPE. Please revise as needed so the information matches. **Done**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. 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 entrance at the southeast parking lot corner only has a pavement width of 22' where that entrance is

flanked by landscape islands on both sides. Revise so it has a minimum pavement width of 24' (28' back-of-curb to back-of-curb). **Drive aisle has been verified to be the minimum 28' back to back**

2. ROOF-TOP MECHANICAL UNITS. 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. The building cross section provided shows the parapet wall approximately 1 foot lower in height than the top of the RTU. Also, please confirm that the parapet height along all sides of the building will meet the minimum height requirement to screen the RTU from view. **A site line drawing has been provided to show that RTU's are not visible .**