

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, November 20, 2019

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

**Applicant:** SM TRADING CORPORATION

Email: JROUSH@SFCRETAIL.COM

Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

**Architect:** Chris Woods

Email: chrirwoods@gmail.com

Fax #: <NO FAX NUMBER>

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

**Re:**

**Application Number:** PL2019376

**Application Type:** Commercial Final Development Plan

**Application Name:** FOOD & FUEL EXPRESSO -SUMMIT ORCHARD

**Location:** 420 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:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

---

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. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.
3. 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: Provide signage along the temporary curb on the east side of the building.

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

---

1. Print quality. Print quality of plans is very difficult to read and makes it hard to decipher easements and layout of the proposed business.
2. Parking requirements. Please rephrase the parking count. It appears like you are trying to include and get approval for the restaurant parking numbers along with the convenience store. An alternative way to show parking spaces provided is to show 88 spaces= (23+65 future).
3. Easements. As mentioned before, the printed quality is hard to read; it appears that the building encroaches into the 10 ft. utility easement on the north side.
4. Right of Way. Please label the width of the ROW for both Chipman roads.
5. Retaining wall. If the retaining wall exceeds in height of 4ft from the footing then the wall will need to be drawn up by an engineer. The retaining wall shall not encroach in any utility easements.
6. Lighting. Please include hard copies of the manufacture specifications. It appears that the type of lighting that will be under the canopy will be mounted and therefore it will be projecting out of the surface. Per our UDO under section 8.280, the lighting needs to be recessed in into the canopy.

7. Elevations. The west side exterior wall and the north exterior wall need to have some sort of breakup along the Bright White EIFS and Nichiha Roughsawn Smoke tile. Potentially, you could add another horizontal panel of cultured stone to the middle panel to break up the EIFS and tile.

8. Landscaping. As mentioned before, the printed quality is hard to read; it appears on the northwest side of the building you are making the sidewalk decorative rock and you are going to have trees growing out of the decorative rock sidewalk?

9. Monument Sign. It appears the monument sign shown along Chipman Rd encroaches into a utility easement. The monument sign shall be relocated so that it is not within a utility easement, nor shall it be located within 15' of any public water line or public sanitary sewer line.

---

**Engineering Review**

Sue Pyles  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

---

1. General:

- Much of the plan set information is too light to be readable. Please revise. Note that not all aspects of this submittal could be reviewed at this time due to the poor quality of the plan set printing. Resubmittal will require a 10 business day review period as if it were an original submittal for this reason.
- Remove the proposed monument sign along Chipman Road from the plan set. Signs will be reviewed as a part of sign applications, and this location is within an easement so won't be allowed.
- The landscaping plan does not appear to match the site plan at the NW corner of the site. Revise to relocate landscaping off of proposed sidewalk.

2. Sheet 1: Revise the sheet index, sheets 6-8 are not in the order listed.

3. Sheet 2:

- Revise Note 3 to reference Development Engineering Inspections at 816-969-1200.
- Include a detail for the proposed temporary asphalt curb.

4. Sheet 3: Lee's Summit does not require geogrid or stabilized subgrade under concrete parking lot pavement. Revision of the standard section is not required by the City, but if it is revised to eliminate those options it would still meet City requirements.

5. Sheet 4: The proposed contours east of the temporary curb don't seem to make sense. The remaining information on this sheet is too light to be reviewed.

6. Sheet 5: Please revise the ADA-ramp details to clearly show lengths and slopes of each line segment. Verify the City's design parameters (Section 5304.8 of the Design and Construction Manual and Table LS-5) are being met.

7. Sheet 6:

- Storm sewer profiles are required for all pipe greater than 6" diameter.
- The pipe shading in the Profile view is too dark to see the HGL. Please revise.
- The existing storm structure can't be seen in the Profile view.
- Additional comments may be forthcoming when other profiles are added to the plan set.

8. Sheet 9:

- A Backflow Prevention Device is required for the private fire line. Please locate vault to meet requirements of Design and Construction Manual Section 6901.H.3.
- Water meter placement will be reviewed when easements are visible.
- Connections to the water main along Chipman require corporation stops, not cut-in tees. Please revise accordingly.
- Please refer to the irrigation water meter as a 5/8" x 3/4" meter.
- The 1.5" water meter connects to a 2" water line, not a 1.5" water line as shown. Please revise accordingly.
- The soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well (between the meter and the building). Please revise notes and Plan view accordingly.
- Label the material and size of the irrigation service line. This is required to be 3/4" Type K copper.
- Note that the transformer label references "KCPL" rather than "Evergy".
- Include the size of the sanitary inspection MH and include the standard detail in the plan set.
- Include connection information for the fire line connection to the existing water main, and show and label the required restrained valve.
- The proposed fire line does not appear to meet the 10 foot minimum horizontal separation requirement near the first sanitary sewer MH west of Donovan Road. Please revise as needed.

9. Sheets 11-14: Remove the standard details for "Gravel and Wire Mesh Drop Inlet Sediment Trap" and "Gravel Curb Inlet Sediment Trap" as they are no longer used.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

---

1. Some landscaping is proposed in conflict with sidewalk locations. Remove or relocate the landscaping in these areas.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

---

1. Provide complete retaining wall design including but not limited to footings, fill, and drainage.
2. Provide site lighting design complete with fixtures, poles, bases, and circuitry.
3. Provide guard rails at retaining wall.
4. Provide guards and handrails at stairs to sidewalk.