

DEVELOPMENT SERVICES

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

Date: Tuesday, April 14, 2020

To:

Property Owner: ROBINSON E L JR & LETHA M - Email:
TRUSTEES

Applicant: FS LEES SUMMIT, LLC Email: JHOROWITZ@GBTREALTY.COM

Engineer: GRESHAM SMITH/MIKE HUNKLER P.E. Email: MIKE.HUNKLER@GRESHAMSMITH.COM

Other: GRESHAM SMITH/JOE JOHNSTON Email: JOE.JOHNSTON@GRESHAMSMITH.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020088

Application Type: Commercial Final Development Plan

Application Name: FIRESTONE COMPLETE AUTO CARE

Location: 3501 SW MARKET ST, LEES SUMMIT, MO 64082

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

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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: Show the location of the FDC.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. As shown on Sheet C200, the placement of the curb blocks and ADA signs shortens the depth of the parking stall. Ensure there is at least 17' of stall depth before the curb block and 2' of overhang before the ADA sign.

2. Oil and Gas well note on sheet C200 references Sheet C100. Sheet C100 was not included with this submittal. Does this note refer to the sheet titled ALTA/NSPS Land Title Survey? Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.

3. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

4. Please confirm no ground mounted mechanical equipment is being proposed.

5. A modification was requested to provide for RTU screening with an alternative method. Please provide details for the RTU screening being proposed.

6. No landscaping plans were submitted with the FDP. These shall be submitted and must include information as listed in the UDO.

7. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. Wood is not an approved material for the trash enclosure doors (as shown in the building plans).

8. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. The only exception is at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. Please show a curb at the head of the parking stall south of the ADA stalls.

9. All signs must comply with the sign requirements as outlined in the sign section of the ordinance. As shown on sheet PA4 the propose monument sign has a white background. If the sign is to be illuminated it will not meet the requirements of the UDO. Internally illuminated signs with white background are prohibited by Sec 9.060.

10. Please note that the only approved ADA sign is the R7-8 style. Please add a note to the plans that this is the type that will be used.

11. This site is subject to the requirements of the M-150 Corridor Development Overlay (CDO) District. Please add a note to the plans as to how you will be meeting the sustainability requirements of Section 5.510 C.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The public water main should terminate on the west side of Market St., rather than the east side of Market St. Although a fire hydrant may be necessary, it would need to be reconfigured since it would be considered private, and should be installed after the backflow vault.

2. Please revise the notes on the plans as appropriate, after making the changes to the public water main plan. As commented above, the public line should terminate on the west side of Market St. Connections for the fire line should be shown as private, and the domestic water connection may be allowed on the fire line, just prior to the gate valve before the backflow vault.

3. The backflow vault appears to be shown within a sanitary sewer easement? This would be considered an encroachment, and not allowed.

4. The irrigation water meter is shown interior to the lot. It should be within a general utility easement, or right of way, not interior to the lot as shown.

5. The commercial driveway must be KCMMB concrete 8" thickness a minimum to the right of way line, to the sawcut in Market St.

6. Please ensure that all domestic and irrigation meters are located within right of way or a general utility easement. A sanitary sewer easement would not be appropriate.

7. A cut-in wye in accordance with the City standard detail for sanitary sewer connections is required. Ensure the notes specify a wye connection, with specific reference to the standard detail contained within the plans.

8. An off-site private drainage easement shall be executed and recorded prior to approval of this plan. A courtesy review copy should be provided prior to execution and recordation, to ensure the intent and purpose of the easement is met. Following review (typically within an hour of emailing), please execute and record the easement at the Jackson County Recorder's office.

9. The typical pavement sections do not meet the Unified Development Ordinance (UDO) in terms of asphalt thickness, subgrade, or chemically-stabilized subgrade or geogrid. Please review the UDO for specific requirements. If a geotechnical report is being used to show the design meets or exceeds the design standard set forth in the UDO, then specific design criteria and parameters must be utilized in the geotechnical study, based on actual geotechnical samples being obtained, 20 year design life, and other parameters. If the applicant desires to utilize a geotechnical study for a substitute design, please contact the Project Manager for specific design criteria and parameters to use in the study. Otherwise, please use the standard design shown in the UDO.

10. Where on the plans is the distinction made between heavy duty asphalt, and normal asphalt?

11. A typical curb and gutter detail is required, showing the subgrade being extended a minimum of one (1) foot beyond the back of curb. The curb and gutter shown is for replacement curb and gutter, and does not show this required design element.

12. It appears the standard detail for a backflow vault, along with the method to drain the backflow vault at the sump, does not meet City standards. If incorporating the FDC in this method, the City requires a special design to be used. Please contact the Project Manager if you intend to place the FDC at the backflow vault, and we will provide an approved design. Regardless of which method is used (FDC at an alternate location on the building, or near the backflow vault), the method to drain the sump must be shown. This can be either by: 1) daylighting, 2) connection to an inlet, or 3) installation of a infiltration trench drain.

13. Profile views of all storm lines greater than 6 inches in diameter must be shown on the plans, along with any known utility conflicts. The hydraulic grade line for the design storm event must be shown on the profile view.

14. A profile view of the private fire line, from the public connection point on the west side of Market St., must be shown, along with any known utility conflicts. A valve must be shown on the west side of Market St., near the connection point. This is needed, in addition to the valve just prior to the backflow vault, to isolate the line in the event of maintenance.

15. The City standard detail for the sanitary sewer wye connection and tracer wire appeared to be missing. Please include this standard detail, found on the City website at www.cityofls.net Design and Construction Manual section, within the plans.

16. Please perform a final QA/QC review of the stormwater report and detention basin outlet structure orifice, weir elevations to ensure they match. It appeared there were minor discrepancies in the elevations.

17. An itemized and sealed Engineer's Estimate of Probable Construction Costs is required prior to final approval of the Final Development Plan. This estimate is used to calculate the Engineering Plan Review and Inspection Fee. Items to include in the estimate are all items necessary to complete the site work, but not the building, parking lot lighting, or other items covered under the building permit. The estimate must include public and private sitework.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The proposed stop line on the driveway is optional; if applied it must be at least 4' from the unmarked pedestrian route between the two sidewalk end sections at the driveway. The painted arrows are also optional. None of these markings would be maintained by the City.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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