

DEVELOPMENT SERVICES

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

Date: Tuesday, May 12, 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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

2. The City has reviewed the geotechnical report, and it does not include a thorough analysis of the design for the pavement. Please review the report for specific language related to this issue, where the report mentions that it used assumed values rather than a comprehensive soil sampling regimen, and therefore, a thorough pavement design was not considered as part of the scope of the project. In lieu of a geotechnical report, the City highly recommends using the standard design for parking lots listed in the Unified Development Ordinance. This standard design has proven to be a tried and tested method of pavement design. The design proposed in the Final Development Plan falls short in terms of pavement thickness, and subgrade design, and our opinion is the pavement will fail within a short period of time.

3. An additional private fire hydrant, as per the Fire Department, is required. The public fire hydrant on the west side of Market St. is needed to terminate the line in accordance with the Design and Construction Manual, where a fire hydrant is required at the end of all water mains. This fire hydrant, however, does not eliminate the need for a private fire hydrant, in accordance with Fire Department requirements, to service this development. If the Fire Department requires this fire hydrant on the interior of the lot, it will be private, and must be placed downstream of the backflow vault.

4. The method to drain the backflow vault includes a note saying "install gravel drain or sump". This is not sufficient design detail. A complete design is required for this component of the backflow vault.

5. Is the backflow vault top traffic-rated? There will be mowing equipment that may potentially impact this vault, so it may be necessary to provide a traffic-rated lid. Bollards may be considered to prevent this occurrence, however, and will be required to prevent damage to the Fire Department Connection.

6. No bollards were shown for the fire department connection, as we recommended in the email from last week. Without these bollards, the fire department connection has the potential to be hit by mowing equipment, and would have the potential to create a impact to the City's public water system.

7. Two (2) separate connections are required for domestic water and irrigation lines. The single tap is not acceptable.

8. The irrigation meter should be placed near the domestic water meter, rather than several tens of feet to the east. It is currently shown well into the interior of the project. It should be either within right of way, or a general utility easement.

9. Please remove any references to "coordinate with Gene Williams" on the plans. Coordination should always be with the City inspector during construction.

10. General Comments Related to the Off-Site Water Line Plans: A separate plan set must be provided for the off-site water main. It must also include a profile view. Clearances between storm boxes, storm lines, and structures such as utility boxes, power poles, and retaining walls, if any, must be observed and shown on the plans. In general, a minimum of 5 feet clearance between the outside of the water main, and the outside of any storm box or storm line is required. A minimum of 10 feet is required from any power pole or utility box such as a telephone pedestal, if possible. If not possible, please call to discuss. There may be some leeway to make the line fit within established right of way or easements, but without specific dimensions between these features, we cannot make a firm commitment on the placement of the line in relation to power poles, or utility boxes.

11. Off-site private easement(s) must be acquired for drainage. This is required prior to approval of the Final Development Plan. Please send a courtesy review copy of the proposed private drainage easement to Development Services prior to execution. Following a brief review via email to ensure it contains the language and exhibit needed to define the easement, the easement should be executed and recorded at the Jackson County Recorder of Deeds office.

12. An itemized and sealed Engineer's Estimate of Probable Costs should accompany your final submittal drawings. This estimate should include all public and private sitework necessary to complete the project, including paving, subgrade, chemically-stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, aggregate subgrade, curb and gutter, storm lines and structures, sanitary sewer lines and connections, detention basin and detention basin outlet structure, rip rap, grading necessary to establish drainage patterns on the site, backflow vault and backflow assembly, bollards, fire hydrants, fire lines, domestic water lines, valves, fittings, tees, erosion and sediment control devices, final restoration including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. The last revision removed the hydrant from the property and placed a pedestal FDC on the backflow vault. A hydrant is required on the property to meet the 300' rule to the most exterior portion of the building. According to Development Services Engineering the hydrant shall be private and located after the backflow. This negates being able to locate an FDC on the backflow and therefore the FDC has to be located after the sprinkler riser and on the building.

Per discussions with JP, the private hydrant shall be located on the island at the southwest corner of the parking lot and the FDC on the southwest corner of the building. Review the comments from Development Services Engineering on configuration of the public/private transition of the main on the west side of the road.

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