

DEVELOPMENT SERVICES

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

Date: Thursday, June 11, 2020

To:

Property Owner: C82 MESA LLC

Email:

Applicant: CASCO + R5

Email: MARK.BROMEIER@CASCOCORP.COM

Other: Steve Dahms

Email: Steve.Dahms@cascoCorp.com

: Brent Johnson

Email: brent@midlandgeneralcontractors.com

From: Shannon McGuire, Planner

Re:

Application Number: PL2020162

Application Type: Commercial Final Development Plan

Application Name: Starbucks and Future Medical Office Development

Location: 155 SW M 150 HWY, 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 | Corrections |
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| 1. The required Ownership Affidavit is missing required information (legal description and application type) and is incomplete. Please complete the form as required. | | | |
| 2. All proposed signs shall comply with the UDO requirements. Signs will be approved by separate application. | | | |
| 3. Please note that the only approved ADA sign is the R7-8 type. Please add a note to the ADA detail on sheet C4.1 that stated this requirement. | | | |
| 4. Are new RTU's being proposed? Please show a dashed line on the elevations indicating the roof line and rooftop mechanical equipment. | | | |
| 5. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. If you are retaining the existing lighting please make a note of that. | | | |
| 6. Please provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots. Please also provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines. | | | |
| 7. Please show the location of all oil and/or gas wells within the subject property. If none are present please note such and cite your source of information. | | | |
| 8. Please include the impervious coverage and floor area ratio (FAR) in the site data table on sheet C2.0. | | | |
| 9. The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. The parking stall adjacent to the north side of the building show the use of parking blocks. Please update the proposed plans to meet the UDO requirements. | | | |
| 10. As proposed you are not meeting the minimum required parking standards. A request for approval of an Alternate Parking Plan may be considered but must be accompanied by a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. | | | |
| 11. As proposed the 76'+ roof line on the northern elevation is flat with no horizontal breaks. Staff would like to see additional architectural articulation in the roof line on this elevation. | | | |

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| Fire Review | Jim Eden | Assistant Chief | Approved with Conditions |
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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 2012 International Fire Code.

The Starbucks fire area shall be designed to keep the occupant load less than 100, or an automatic fire sprinkler system will be required. Confirmed at building permit review.

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer

Corrections

Loic.Nguingiri@cityofls.net

1. Please clearly delineate the area of work.
2. Please add an oil and gas general note on the cover sheet. Show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Please include a legend for the plan view hatched area, located on the demolition plan sheet.
4. Please provide an EOOPCC sheet (cost estimate).
5. Please show J-hooks along silt fence onto the ESC plan sheet as required by the silt fence standard detail APWA ESC-03.
6. Please use a different line pattern to better highlight the limits of disturbance on the ESC plan sheet. Make sure to also indicate the 0.5405 acres of land disturbance on this sheet a well.
7. Please revise (applicable) pavement details to show aggregate base extending 1' beyond the back of curb.
8. Top and bottom of curb elevations appear quite tiny on the grading sheet, please improve lettering (e.g. Slightly increase the elevation font for clarity).
9. Two general notes on the ESC plan sheet refer to a SWPPP plan. Is there one intended to be provided along ? If yes, please do so. However, the City usually requires a SWPPP when the disturbance area is greater or equal to 1 acre.
10. On the cover sheet, please make sure to include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".
11. On the cover sheet, please revise the project contact list to include Sanitary with Water, rather than with Storm. Water Utilities is responsible for both sanitary and water.
12. On the cover sheet, please label SW Raintree Drive within the Vicinity Map.
13. On the grading plan sheet, please add a north arrow and scale to the sheet.
14. On sheet C4.1, please delete "Type 1" from the aggregate base labels, it is not used by the City.
15. On sheet C4.1, please replace the Concrete Curb and Gutter Detail with the City's standard detail.

16. On sheet C4.1, please revise Barrier Curb Detail Note 1 to meet the concrete mix requirements in Design and Construction Manual LS Section 2604.2.A.

17. On sheet C5.0, part of the Construction Parking as well as the Concrete Washout is shown over existing pavement shown to remain. Please revise.

18. On sheet C5.0, Add a north arrow and scale to the sheet.

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| 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 |