

DEVELOPMENT SERVICES

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

Date: Thursday, February 18, 2021

To:

Applicant: Matt Fogarty

Email: mfogarty@premiercivil.com

Property Owner: LMCZ ENTERPRISES LLC

Email:

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021039

Application Type: Commercial Final Development Plan

Application Name: PETSUITES OF AMERICA

Location: 250 NW MCNARY CT, 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:

Required Corrections:

Fire Review	Michael Weissenbach (816) 969-1316	Battalion Chief Michael.Weissenbach@cityofls.net	No Comments
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Planning Review

Victoria Nelson
(816) 969-1605

Long Range Planner
Victoria.Nelson@cityofls.net

Corrections

2. Title. Please put FDP title on the Plat.
3. Street Prefix. Please add the NW prefix to the street.
4. Side Setbacks. Please change side setback to 10'. This lot is not considered an interior lot.
5. Parking Lot Poles. Please show the parking lot pole dimensions.
6. Driveway Dimensions. Please show the driveway dimensions.
7. Landscaping. The UDO requires a 3" minimum caliper for deciduous trees.
8. Mechanical Equipment. Please show the location of ground units and/or roof-top units on the site plan and/or building elevations (using dashed lines). Refer them to UDO Section 8.180.E & F. If it is ground-mounted please show it being fully screened from view using an evergreen landscaping or masonry wall.
9. Sign Permits. You will need a sign permit for each sign prior to their installation.
10. Exterior Lighting. Please provide cut sheets for the exterior light fixtures to confirm they all have a 90-degree cutoff.

Engineering Review

Sue Pyles, P.E.
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - All storm sewer pipes greater than 6" diameter must have a storm sewer profile.
 - Please prominently display the following detention basin note: "Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge."
 - Please include end sections at the ends of the pipes discharging into the detention basin.
 - Please show and label the emergency spillway.
 - Please show and label the 100-yr WSE throughout the plan set.
 - Include an erosion and sediment control plan for pre-development, during construction, and post-development phases. Include the appropriate general details.
 - Include all appropriate City standard details.
2. Sheet C-100:
 - Include the project name and type (Final Development Plan) in a plan title on this cover sheet.
 - Include an index of sheets.
 - Include a Vicinity Map, with a north arrow and nearby street names labeled.
 - Please review the Design and Construction Manual (DCM) for the appropriate asphalt types and the standard

details for the entrance concrete requirements. Revise accordingly.

- Why is there integral concrete curb and sidewalk proposed on the south side of the building?
- Many of the Reference Notes refer to Sheet C-700, which isn't included in the plan set.
- Please specify the street sawcut requirements.
- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number
- The specific details of the ADA features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8. An example can be provided if needed.
- Please note that 2.00% cross slope and 8.33% running slope shown are the maximum slopes allowed by ADA, and do not include a construction tolerance. Slopes that exceed the maximum in the field will not be accepted. This is an informational comment.

3. Sheet C-300:

- Please specify the sanitary sewer connection as a "cut-in wye" in the label.
- The fire line is private, not public. Please revise the label.
- Label the fire line connection with the water main.
- Please locate the water meter as specified in the DCM.
- A Backflow Prevention Device is required on the fire line. Please locate as required in the DCM.
- Utility Plan Note 21 does not match the Plan view for the fire line pipe material. Please revise as needed. C900 is the typical material used.
- The City only installs 2" or smaller taps. All other work is performed by the contractor. Please revise Utility Plan Note 22 accordingly.

4. Stormwater:

- Include the orifice plate dimensions in the plan set.
- As designed, the detention basin is flat and will most likely pond water. Please address.
- The design HGL must be contained within the pipe. Please revise as needed.
- Please review the City's minimum drop thru structure requirements and revise any flowlines as necessary.

5. Stormwater Report:

- It does not appear that the 40-hour extended detention of runoff from the local 90% mean annual event (1.37"/24-hour rainfall), commonly referred to as the Water Quality (WQv) event, has been adequately discussed and calculated. Please revise the report accordingly.
- The minimum orifice opening size for the WQv event is 1" if an orifice plate is used, not 1.5" as referenced in the report. The size may be reduced if desired.
- Calculations in the report are from the Maryland Stormwater Design Manual. Please replace with the appropriate local information.
- Please note that Level of Service calculations are not required.
- The overall release rate for the site must meet City requirements, as outlined in APWA Section 5600. If a portion of the site isn't routed thru a detention basin, then over-detaining on the portion of the site that is routed thru the basin is required. If off-site runoff is routed thru the basin, that volume does not required to be detained and may be added to the allowable release rate. Please revise the report accordingly.
- Please include a summary of water surface elevations, basin top of dam elevation, and emergency spillway elevation with location and dimensions. Show and label on plans.

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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