

DEVELOPMENT SERVICES

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

Date: Thursday, March 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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3. Side setback. Please change the side setback under project notes on C-100 to 10'. This lot is not considered an interior lot.
4. Parking Lot Poles. Please state whether the 25' mounting height includes or excludes the 2.5' concrete base in the height. Please give the total height.
5. Driveway Dimensions. Please label the entry driveway width.
7. 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 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.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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4. Sheet C-300:
- The fire line is private. Please revise the label.
 - The domestic water line connection is labeled, please label the fire line connection in a similar manner.
 - The water meter was relocated, but the label was not. Please revise.
 - Design and Construction Manual Section 6901.I.2.a specifies that an interior backflow prevention device (BFPD) may only be used when the building is located within 50' of the public water main. Since this building does not meet that requirement, please revise to locate the BFPD in a buried vault as specified by Section 6901.I.3.
5. Sheets C-400 to C-402: What is the dark line from near the existing curb inlet in the cul-de-sac to the centerline of the street, then running along the centerline? Either label or remove.
6. Sheet C-401: Relocate the Detention Basin note for clarity.
7. Sheet C-700:
- Revise the concrete type to "KCMMB" in sidewalk detail 7.
 - The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
 - Detectable warning surfaces are not used at commercial entrances for ramps in the public right-of-way. Please remove.
 - Please provide elevations and slopes to verify the sidewalk cross-slopes meet ADA-accessible ramp slope requirements.
 - Include design information for a turning space where the sidewalk from the parking lot connects to the public sidewalk.
8. I will call to discuss the waiver request. We will require some additional information be added to clarify the reasons behind the inability to completely meet the City's requirements. The reasons are understood, we'd just like the written explanation revised a bit.
3. Sheet C-100:
- Revise the asphalt surface type from C to either 2-01, 3-01, or 5-01 and the base type from X to 1-01, 2-01, or 5-01 as required by Design and Construction Manual Section 2205.4.B. Reflect the revisions in the pavement details

on C-700.

2. Sheet C-001:

- Revise Paving Note 25 to reference the correct City.
- Delete Paving Notes 14 & 15, they are not applicable.
- Revise “CVS Building” reference in ADA Note 3.
- Revise “Engineering Division” to Development Engineering” in General Notes 2 & 9.
- Revise “Starbucks” reference in General Note 29.
- Revise “Field Inspector” to “Development Engineering Field Inspector” in Utility Plan Note 17.
- Revise “Water Water Division” to “Water Utilities” in Utility Plan Note 20.

1. Sheet C-000:

- Please revise the Municipality contact to include Development Services Department at 816-969-1200 and remove the contact name.
- Please include “Final Development Plan” in the project name.

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