

DEVELOPMENT SERVICES

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

Date: Monday, April 19, 2021

To:

Applicant: Jacob Burnett

Email: jburnett@lovingcupllc.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Property Owner: Graeve Enterprises, LLC

Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021115

Application Type: Commercial Final Development Plan

Application Name: Scooter's Coffee

Location: 707 NE RICE RD, 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:

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. List the number of required parking spaces to the site data table. Based on the requirement of 14 parking spaces/1,000 sq. ft. of gross floor area, a minimum of 9 parking spaces are required for the proposed building.

2. SIDEWALK.

- The minimum width for the sidewalk along NE Rice Rd is 5'. The sidewalk is currently shown as 4' wide.
- Because the public sidewalk is being constructed outside of the public right-of-way (i.e. on private property), a sidewalk easement is required to be dedicated to the City to allow for the City to access said sidewalk to provide future maintenance.

3. PARKING LOT DRIVEWAY ENTRANCE. Dimension the entrance width. The width shall be a minimum of 24' wide.

4. TRASH ENCLOSURE DETAIL. The architectural plans do not include a detail of the trash enclosure as cited on the civil plans. The enclosure shall be constructed of masonry walls of a color compatible to the building it serves. The trash enclosure gates shall either be solid, steel opaque gates or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier (.).

5. OIL AND GAS WELLS. Add a note on the plans noting the presence or absence of any active, inactive and/or capped oil and gas wells on the property. Cite the source of information used to make said determination. The Missouri Dept of Natural Resources maintains a database of wells for the state that can be used and referenced.

6. WATER LINE. Show and label the 12" water line that runs along NE Rice Rd.

7. LANDSCAPE MATERIALS. The landscape plans show the proposed deciduous trees (both shade and ornamental) as 1.5" and 2" caliper, and the evergreen trees as 6' tall. The Unified Development Ordinance requires deciduous trees to be a minimum 3" caliper (regardless of shade or ornamental varieties) and evergreen trees as 8' in height at the time of planting.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Please include a cover sheet for the civil plans. The cover sheet must appear on top of the set of plans and must contain the following items:

- o Project name (as headline)

- o Vicinity map
- o Developer's contact information
- o Design engineer's contact information
- o Design engineer's signature and seal
- o Table of contents
- o Utility Contact information

2. Please include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".

3. Show location of all oil/gas wells, or indicate none are present, and cite the source.

4. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

5. The civil set of plans (and storm water memorandum) must be sealed by a P.E. registered in the state of Missouri.

6. The leader for site key note A, located by the trash enclosure, appears off. Please revise on the site plan sheet.

7. The monument sign must be installed 10' minimum from the edge of existing 12" water main. Please revise the proposed location on the site plan sheet.

8. Please label the existing 12" water main on to the plans.

9. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the private ADA route(s) be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, private ADA route(s) that exceeds the maximum allowable slopes will be rejected. There is no allowance given during construction. Please revise on all sheets, where applicable.

10. The maximum design cross slope allowed on public sidewalk is 1.5%. Please revise.

11. Please include the City's construction standard detail(s) for sidewalk, driveway and curb and gutter. Construction standards details are accessible through the D&C manual tab located on the City's website.

12. In addition to the accessibility granted through the existing 15' sanitary easement, please make sure to obtain the appropriate permission or temporary construction easement to perform sanitary sewer connection outside of the property limits, as necessary.

13. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on the ESC plan sheet.

14. The City of Lee's Summit now requires 12 inches of aggregate over the top of pipe rather than 6 inches. Please revise all applicable construction details.

15. The use of 4" (sanitary) lateral pipe is more typical for this project. Please provide clarification for the use of 6" pipe.

16. ESC note 3 references State of Kansas. Please revise to State of Missouri.

17. On the site plan sheet, please show/label commercial entrance and saw cut removal line in public right of way. Also, make sure to add those to the site key notes legend.

18. The existing curb along north side may not be re-used due to new concrete pavement.

19. Please show/label the strength of concrete to be used in the construction of proposed flume.

20. Section B-B of concrete flume detail includes a grate inlet reference, which does not apply. Please remove.

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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