



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

Date: Friday, April 22, 2022

To:

Applicant: Lees Summit/Chipman Covenant
Group LLC

Email: margetichj@pacden.com

Engineer: HG CONSULT, INC

Email: ksterrett@hgcons.com

Architect: CLARKITECTURE

Email: CHRIS@CLARKITECTURE.NET

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022138

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Chipman

Location: 400 NW CHIPMAN 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 multi-page 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	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 2018 International Fire Code.

Additional fire protection systems and assemblies may be required depending on the use of the building.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Trash enclosure. The trash enclosure concrete pad only measure 29'. This does not meet the UDO. Please push the trash enclosure back a foot so that it meets the 30' requirement. Refer to UDO Sec 8.620-Parking lot design, C under Improvement of parking and loading areas. **Trash Enclosure relocated to ensure 30' requirement.**

2. Trash enclosure. You mentioned the trash enclosure spec are on the architectural plans. This seems to be overlooked. Please upload plans so we can verify that they meet the UDO requirements listed under Sec. 8.180. - Architectural characteristics. G. Trash enclosure. **Note added to location of architects detail.**

3. Drive-through queue. Show the vehicle stacking from the drive-through pick-up window and from the order box. A minimum 4 vehicle stacking is required from the window and minimum 5 vehicle stacking from the menu board. **4 vehicle stacking, per Table 8-2 has been approved by Ryan Elam.**

4. Parking lot light poles. The pole light fixtures exceed the maximum allowable heights under UDO Section 8.250.D.2 and 8.250.D.3. **Lighting plan has been revised for maximum height of fixtures allowed.**

5. Pavement design. The light duty asphalt and concrete pavement details do not meet the minimum standards of UDO Section 8.620.F.1.a **Pavement details revised to meet minimum standards of UDO.**

6. Landscape island. The landscape island on the east end next to the building only measures 6', this does not meet the UDO requirements of a minimum of 9'. Please refer to Sec.8.810.B **Parking space removed to enlarge island .**

7. Center Line. Please label the center line on NW Donovan Rd. **Centerline labeled.**

8. Curbing. The minimum width for all two-way drive aisles shall be 24' of pavement width. None of the two-way aisles around the site meet the minimum width. For example, the south drive connection to the convenience store to the west has a pavement width of only 20'. Since you are proposing a CG-1 curbing, you cannot include the curb or the gutter in the drive aisle width measurements. This includes the drive-thru isle. Please refer to UDO Sec. 8.620. - Parking lot design, E. **4 Curb monolithic with concrete pavement.**

9. Drive thru. The drive thru aisle has to measure a minimum of 10' again not including CG-1 curb and gutter. Please refer to UDO Sec. 8.570. - Queuing requirements for drive-through facilities. C Design. **Curb monolithic with concrete pavement.**

10. Exterior wall mounted lighting. Please show specifications for all exterior wall lighting. Wall packs shall comply with the design standards of UDO Section 8.260. **Added to site lighting plan.**

11. Mechanical equipment. Please show in a dashed line where the mechanical equipment will be. If it is on the roof please show it being behind the parapet wall, or if it is on the ground please show it being screened. For more information refer to UDO Sec. 8.180. - Architectural characteristics.

See architectural plan for roof mounted mechanical equipment behind parapet wall

12. Accessible parking spaces sign. Please show the accessible parking spaces signs with dimensions. **Details added.**

13. Parking lot screening. The bushes you are proposing only measure to 2'. The UDO requires them to be at least 2.5' at the time of planting, please see UDO Sec. 8.820. - Screening, parking lot. A. **Landscape plan revised.**

14. Legend. Please show a legend showing all symbols that do not have a label. The legend on sheet 4 has items listed that are not on the plan. Please remove these items if you are not intending to show them. **Legend revised to only show spot elevation labels used.**

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer

Corrections

Loic.Nguingiri@cityofls.net

1. Correct the typo in the Property Description. "...a subdivision no in the City..." **Revised.**

2. Correct the typo in General Note 1. "These provisions shall in now way absolve..." **Revised.**

3. Include a general note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816) 969-1200". **Note added.**

4. Include a general note stating that "All construction shall follow City of Lee's Summit's Design and Construction manual". **Note Added.**

5. Correct the drainage easement crossing the lot. Portions were vacated and relocated in the minor plat approved by Jackson County on 11/10/2021. **Existing topo revised to show updated easement.**

6. Show the existing private drive, located to the NW of the current commercial entrance, directly across the east-west road. **Existing commercial entrance added.**

7. Show (the footprint of) the existing buildings, located directly west on to the adjacent property. **Proposed building footprint added to existing topo.**

8. On the site grading plan, include a leader or a note that will caution the contractor about the proximity of the public 8" water main running along the southern lot line. **Note added.**

9. Instead of an 8"x8"x8" tee with reducer, please consider installing a storm structure, such as a nyloplast drain basin, that will link both 8" inflow pipes (from the south and the west) to the 10" outflow pipe (to the north). **Tee changed to Nyloplast Drain Basin.**

10. In plan view of sheet 5, add a leader that indicates the linear footage of the proposed 15" storm pipe that will run from curb inlet 1B to curb inlet 1A. **Note added to plan view.**
11. As shown in the ESC-03 detail, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, locate the needed J-hooks on sheet 8. Silt fence barrier needs to be installed along the northern lot line, as well. **J hooks added to silt fence on Erosion Control Plan**
12. ESC measure such as silt dike could be used at the southern cross-access entrance. Also, make sure that the eastern "grate inlet sediment filter" leader points at the right location. **Leader location revised.**
13. Show on the utility plan sheet, a 2" pipe running from the reducer to the water main. Make sure to relocate the sanitary lateral information so that the elbow of the domestic water service line is visible. The size of the connecting public water main needs to be indicated, as well. **2" line added to plan. Sanitary lateral info moved. Label added to existing 8" water main.**
14. Show/label the path(s) of the existing storm drainage lines, located within the private storm easement, on the utility plan sheet. **Existing storm sewer lines added and labeled.**
15. Revise the proposed pavement cross sections to meet the minimum pavement requirements as shown in the City's UDO section 8.620. Also, clearly show on the site plan sheet the proposed whereabouts of each pavement section. Remove the pavement cross sections that are not part of the current scope of work. **Pavement details revised to meet minimum standards of UDO.**
16. Add a general note or revise the typical pavement cross-section(s) drawings to show aggregate base and subgrade of (asphalt and concrete) pavements extending 1' beyond back of curb. **Note added to typical pavement sections.**
17. Include a pipe trenching and backfill detail. Bedding aggregate is to be placed from a level 6 inches (minimum) below the bottom of the pipe to a level 12 inches (minimum) above the top of the pipe. **Detail added.**
18. Include the STM-1 (curb inlet), GEN-2 (sidewalk) and applicable ESC construction details. Standard details are accessible through the Design & Construction manual tab located on the City's website. **Details added.**
19. Sidewalk construction must not exceed an 2% cross-slope and an 8.33% running slope. Therefore, it is recommended that the sidewalks be designed to include construction tolerances, which respectively refer to design slopes of 1.5% and 7.5%. Include a note that shares this information. **Information added to ramp detail**
20. Sidewalk would have to connect, a couple of feet south, out of the existing ramp in order to match the design of the other existing ramps at the street intersection. Make sure that the resulting turning space meets ADA requirements. **Existing grade around the double check vault does not allow for movement of the sidewalk south from where it is shown.**
21. Only ornamental tree varieties are allowed within public easements. A 5 to 7 feet setback is also necessary from existing public utility lines to proposed overstory trees. Review and verify that the landscaping plan sheet meets these requirements. **Landscape plan has been revised to meet the requirements.**
22. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
Provided.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@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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