

DEVELOPMENT SERVICES

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

Date: Friday, February 24, 2023

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Engineer: Dan Finn

Email: dfinn@phelpsengineering.com

Architect: POWELL MINNIS

Email:

Applicant: Lee's Summit Retail Partners, LLC

Email: dcarr@usfpc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2022391

Application Type: Commercial Final Development Plan

Application Name: Market Street Center Lot 2 - Westlake Ace Hardware

Location: 3511 SW MARKET ST, 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:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a Completed application form with signatures and a completed ownership affidavit form.
2. On the cover page please include the legal description of the property and include the area of land in sq. ft. and acres.
3. Will there be any ground mounted mechanical equipment? If so please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
4. It looks like you are proposing no curbing along the sidewalk adjacent to the front (north side) of the store. How will this area be protected from vehicles? As curb block are only allowed as part of ADA stalls I would recommend installing bollards.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
 - The plans label the lot as Lot 2A. Please verify if this is correct or revise to Lot 2 throughout the plan set.
2. Sheet C1: The scale appears incorrect. Please revise.
3. Sheets C2-C2.4:
 - Label the retaining wall and include Top of Wall and Bottom of Wall elevations where appropriate.
 - The City recommends that the sidewalk design slopes be 1.5% for cross-slope and 7.5% for running-slope to allow for construction tolerance in the field. The slopes shown at the west end of the crosswalk exceed these design slopes.
4. Sheet C3:
 - The method of draining the backflow vault sump shall be shown. We have seen the following methods used in the past: 1) daylighting with a small diameter pipe, 2) connection to a storm box, or 3) construction of an infiltration gallery in the form of a 2 foot diameter hole lined with permeable geotextile and filled with clean 3/4 inch rock. In lieu of the above, a sump pump could be installed. Please evaluate and revise as appropriate.
 - Will there be an irrigation meter? If so, please include in the plan set.
 - Specify fire line material.
5. Sheet C4:
 - Provide details for lowering the existing junction box, Structure 11.
 - Provide details for connecting proposed curb inlet Structure 10A with the existing storm sewer.
 - Review the flowlines at Structure 10A, there appears to be a typo.

6. Sheet C4.1: Provide details for lowering and converting the existing junction box to a curb inlet, Structure 20.

7. Sheet C4.2:

- Please show the hydraulic grade line for the design storm on the profile view of the storm system. If the pipe cannot manage the 100 year event without surcharging, then a suitable overflow route must be established for the excess.

- Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

8. Sheet C5: Please include inlet calculations.

- Sheets C7.2-C7.3: Please revise all trench and backfill details to show 12" fill above the pipe, rather than 6".

Traffic Review	Brad Cooley, P.E., RSPI		No Comments
	Brad.Cooley@cityofls.net		
Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
	(816) 969-1303	Jim.Eden@cityofls.net	

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.

2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Haz Mat permit is also required for propane (LPG) filling and exchange. Complete a Hazardous Materials Permit application. Include quantites and specifications for the filling operation and employee training.