

DEVELOPMENT SERVICES

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

Date: Tuesday, April 25, 2023

To:

Property Owner: COLBERN ROAD INVESTORS LLC Email:

Engineer: Dustin Burton

Email: dburton@ric-consult.com

Architect: CL ARCHITECTURE (CRAIG LUEBBERT) Email: CRAIG@CLARCHITECTURE.COM

Applicant: John Hopkins

Email: jhopkins@cbronline.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2023055

Application Type: Commercial Final Development Plan

Application Name: Heartland Market - Lee's Summit

Location: 940 NE COLBERN RD, LEES SUMMIT, MO 64064

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. Please update the plan sheets to meet this requirement.
2. Please label the location of all oil and/or gas wells within the subject property. If none are present please add a note stating sop and cite the source of your information.
3. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
4. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
5. Will there be any ground mounted equipment? If so please provide the manufacturer's specification sheets for proposed mechanical equipment to be used. You will also need to show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
6. Please provide a floor plan showing dimensions and areas of all floors within the proposed structure.
7. Please include the Floor Area Ratio (FAR) in the site data table on sheet C02.
8. Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. Please provide details on how you are meeting this requirement for the parking stalls located adjacent to the proposed north/south street along the eastern property line.
9. To ensure a clear ADA path along the sidewalk in front of the structure please label the clearance between the ADA parking signs and the building.
10. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
11. All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed under separate application.
12. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

13. The subject property requires platting prior to the issuance of building permits.

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.
- Include all required City standard details in the plan set.

2. Sheet C01:

- There are not differing flood zones throughout the project, please revise the Flood Plain Note accordingly.
- Remove the approval signature block for the City. A stamp will be provided electronically when approved.

3. Sheet C02:

- Please clarify the improvements that are "By Others" throughout the plan set, such as the sidewalk shown as future.
- 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.

4. Sheet C4: Not all features shown on this sheet are existing, some are proposed by others. Please clarify.

5. Sheet C7:

- Turning spaces must not exceed 1.5% slope in any direction. Please revise the plans as needed.
- Turning spaces will be required at each 90 degree turn on the sidewalk connecting to the street to the east, as well as where that sidewalk connects to the public sidewalk.

6. Sheet C08:

- Please relocate the domestic water connection to be to the water main to the east.
- Relocate the water meter to the easement along the east and indicate that Soft Type K Copper is required from the water main to 10' beyond the water meter.
- The water meter size shown is much larger than expected. Please indicate the required flow rate. Staff can work with you to get the most appropriate meter specified.

7. Sheets C10-C11:

- Include the following note on any profile sheet applicable: "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.
- Please include the design HGL on all pipe profiles.
- Label the structures in Plan view.

Traffic Review	Brad Cooley, P.E., RSPI	Corrections
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Brad.Cooley@cityofls.net

1. The public infrastructure shown in the background of this plan should reflect the approved plans. (ie. median, etc.)

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Move the hydrant to the southwest corner of NE Ikerd and NE Lucky.

2. 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.

3. 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.

Action required- Provide information on the quantity of fuel to be stored and sold. A permit for fuel may not be required if under the TPQ (75,000-gallons for gasoline, 100,000-gallons for diesel fuel). Propane exchange will require a Haz-mat Permit regardless of quantity. Complete a Hazardous Materials Permit Application if either condition applies.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Sanitary piping not allowed to connect at manhole.

2. Clarification needed. C08 shows 8" sanitary piping compared to 6" on C12.
(Warning: Both of these seem oversized for this type of application. Oversized sanitary can cause blockages in the future)

3. Provide calculations to justify 4" water meter.

Consider:

- Meters over 2" require engineered meter pit.
- 4" water meter including taps and sewer fee will cost \$182,427.00 (compared to 2" @ \$37,197.16)

4. FYI - A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Estimated fee is almost \$170,000.00 and does not include permit fee, site fees, etc.