

DEVELOPMENT SERVICES

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

Date: Thursday, May 25, 2023

To:

Property Owner: MIDWEST WASH GROUP LLC Email:

Applicant: KADEAN CONSTRUCTION Email:

Engineer: Olsson Associates Email:

From: Dawn Bell, Project Manager

Re:

Application Number: PL2023108

Application Type: Commercial Final Development Plan

Application Name: MIDWEST CARWASH

Location: 20 SE THOMPSON DR, LEES SUMMIT, MO 64081

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. BUILDING MATERIALS

- For ease of reference and clarity as to the proposed exterior building materials, provide an exterior building material legend/schedule on Sheet MW-4.1.
- Label the proposed exterior building material colors on Sheet MW-4.1.
- Label what appears to be a gray, vertical corrugated material shown above the glazing on both the north and south elevations.
- The use of any exterior building material not explicitly listed under the approved materials listed under UDO Section 8.170.A, 8.170.B, and 8.170.C shall require going through a 3-month public hearing process before the Planning Commission and City Council for consideration of its usage. Should this be required, the materials request will need to be done under separate preliminary development plan application.

2. Sheet C200 – In the site data table please include the below information

- Total area of land in square feet and acres
- Total floor area (unsure if the 5,235 sq. ft. is floor area or foot print)
- Floor Area Ratio (FAR)

3. Sheet C200 –The proposed curbing for the drive aisle along the south property line is encroaching into the required 20' parking lot setback adjacent to Thompson Dr. Please adjust the location to meet the UDO minimum parking lot setback requirements.

4. Please show the location of all of all oil and/or gas wells within the subject property. If none are present please add a note stating so and cite your source of information.

5. Please provide details for the material to be used in all proposed retaining walls.

6. Will there be any wall mounted lighting fixtures? If so please provide the manufacturer's specification sheets for proposed exterior lighting. The specification sheets shall indicate the exact fixture to be used.

7. Will there be any ground mounted mechanical equipment? If so please show 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.

8. Will there be any roof mounted mechanical equipment? If so please show the location, size and materials to be used in all screening of rooftop mechanical equipment. On the elevations, please show a dashed line indicating the roof line and rooftop mechanical equipment.

9. 1 tree shall be planted for each 30 feet of street frontage. Any deviation from this requirement will require approval by the City Council during the PDP process. As proposed you are not meeting the street tree requirement

along M 291 and Thompson Dr. The planting of ornamental trees in a U/E is acceptable. Such trees may be clustered or arranged within the setback to meet the UDO requirements.

10. Please show the location of any proposed trash enclosures and provide a detailed drawing of the proposed enclosure and any screening methods to be used in connection with trash storage containers.

11. The use of curb blocks in parking areas is prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. There looks to be curb block adjacent to the ADA aisle in a non-ADA stall.

12. Sheet C200 – Please label the width of the proposed ADA parking aisle.

13. Sheet C200 – The propose curbing looks to block the ADA path from the parking stall to the building. Please update this to show a curb type that will allow a clear ADA path.

14. Sheet C200 – A note in the Legend states that the ADA paths will not be ADA compliant. This is unactable. There shall be a clear ADA compliant path from the required ADA parking stalls to the building.

15. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act

16. In the event an employee is required to utilize the accessible parking, is there an ADA compliant path for them to access the employee and private office area?

17. All signs must comply with the sign requirements as outlined in the sign section of the UDO.

18. 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.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. General

- Please provide Engineer's Estimate of Probable Costs.
- Please provide MDNR Land Disturbance Permit and SWPPP.
- Revise these plans with any revisions to the Water Main Extension plans.

2. C200

- Please show and label right of way and easements within the project area.
- For the new commercial driveway, please show limits on the plan and call out 8" thick KCMMB concrete from the radius return to the right of way line.

3. C400

- W2 appears to be mis-located and does not point to the water meter.
- Is W3 also a water meter? If so all water meters should be located together.

- There appears to be a conflict with a fire hydrant within the paving for carwash circulation. Evaluate this and the need for additional fire hydrants on the proposed water main extension.

4. C501/502

- Please add a note for the compacted fill, indicating a min. 18" thickness above the top of the pipe.

5. C600

- Direct connection of the sanitary service line to the sanitary sewer main stub is not allowed. Please install a new manhole and connect the service line to the sewer main utilizing a cut-in wye.

6. Sheet L100

- Note: Only ornamental tree varieties are allowed within public easements.

7. Stormwater Study dated 5/08/23

- Further stormwater review will be completed when the complete study is resubmitted.
- Please provide clarification of the specifics of the mentioned waiver.
- The 6-inch HDPE from the detention basin must be sized for the 100-year storm event under Comprehensive Control Strategy. The proposed pipe is too small and will need to be reevaluated. This will make the conflict with the water main extension worse and that will also need to be remedied.
- Rational method was used for construction of hydrographs. Please use the SCS method and a 24-hour storm with a Type 2 24-hour storm event.
- Pond setup table was missing, making the check of outlet structure impossible on the plans.
- Emergency overflow? Didn't see where this was located.
- Please provide a single sheet for each detention basin showing the following items:
 - a) Top of dam elevation.
 - b) Emergency spillway elevation.
 - c) All weir and orifice elevations that are part of the outlet structure.
 - d) 100-year nominal (i.e., design) storage volume.
 - e) Bottom of basin elevation.
 - f) Bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives).
 - g) 100-year nominal (i.e., design) water surface elevation (WSE).
 - h) 100 year clogged/zero available storage WSE. i) Graphical limits of the 100-year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20-foot setback.
 - j) Typical section view of the outlet works and dam, along with elevation callouts for the 100-year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam.
 - k) Location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other other vulnerable features.
 - l) 20-foot setback from property line (or buildings) was not met.
 - m) Need 15-foot minimum setback from any public water main.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	Corrections
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1. Curb returns are shown as 25'. The minimum radii for commercial is 35'.
2. The dumpster doesn't appear to be in a great spot. They are not allowed to use the R/W to turn vehicles around, this must be done on the site. Provide verification that the trash truck can turn around on site. This also will conflict with entering and exiting vehicles unless trash pickup is done before opening.
3. Page 4: Shows a passenger truck entering from the north and the vehicle tracking only leaves about 8' for an exiting vehicle to pass by. This is very tight and should be looked at.

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
2. Wher is the fire hydrant in the west driveway being relocated to?

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Clarifications required:
 - water note W3 indicates a 4" water line?
 - Water note W2 appears to be in incorrect location.
2. Suggested Utility Depths are misleading. Secondary electric must be at least 24" deep when routed under drives, parking, etc.
Clarify.
3. Provide sand/oil separator detail, not grease. (unless there is
4. Ground and roof mounted HVAC equipment is required to be screened on all 4 sides per UDO Article 8, Sections 8.180.E & 8.180.F.
Comment is informational but we highly recommend coordinating equipment locations at this phase to avoid complications at permit submittal.