

DEVELOPMENT SERVICES

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

Date: Friday, April 26, 2024

To:

Property Owner: TOWNSEND SUMMIT LLC

Email:

Other: WSO PARTNERS, LLC

Email: JOHN.DAVIS@REALFORESIGHT.COM

Applicant: AND GO CONCEPTS, LLC

Email: SHAWN@SALADANDGO.COM

Engineer/Surveyor: KIMLEY-HORN

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024105

Application Type: Commercial Final Development Plan

Application Name: SALADS AND GO

Location: 610 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 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	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT INFORMATION. Label all the property line dimensions for the future Lot 10F configuration. The overall site plan on Sheet C200 lists some property line dimensions for the current Lot 10C configuration.
2. STREETS. Label the NW Chipman Rd centerline in order to indicate that the R/W dimension provided on Sheet C200 is not for the entire width of R/W.
3. SIDEWALKS. Construction of a 5' sidewalk is required along the entire NW Chipman Rd frontage of the subject site as shown on the plat.
4. MECHANICAL SCREENING. Sheets A201 (Exterior Elevations) and A506 (Electric Panel Details) appear to show that the proposed parapets are of adequate height to comply with the City ordinance requiring all RTUs to be fully screened from view on all sides via the use of parapets extended to a height at least equal to the heights of the units being screened. Please confirm that the depicted height and screening takes into account any additional height added to the units from any curb or like structure on which the RTUs will sit.
5. TRASH ENCLOSURE. The Portland cement concrete trash enclosure approach shown on the plans has a length of approximately 15'-9" from the enclosure opening. To comply with City ordinance, 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.
6. PARKING LOT PAVEMENT. The Fire Access Road Note on Sheet C200 states that all fire access lanes shall be heavy duty asphalt capable of supporting 75,000 pound loads. However, the legend on the same page indicates the use of light duty asphalt over the whole site. The only asphalt pavement section composition listed under the Pavement Notes on Sheet C201 is that for a light duty option of 1.5" surface course over 4" base course. Heavy duty is 1.5" surface course over 5" base course.
7. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided along the western boundary of the parking lot where it will be extended in the future to connect to the abutting lot at the time said pad site is developed. Revise the plans accordingly. However, staff will coordinate on the need and timing of actually constructing said temporary asphalt curbing depending on the progress and timing of the development of the abutting pad site.
8. SIGNS. As noted on the plans, signs are reviewed and approved under separate cover via a sign permit application. FYI, this site is subject to the signage standards for the Summit Orchards West development established by the developer and approved by the City Council that limits tenants under 5,000 sq. ft. to one (1) wall sign per facade (but

no more than 3); a maximum 4' letter/logo height and allowable sign area not to exceed 10% of the facade on which the signs are mounted. Monument signs are limited to one (1) per lot, 12' maximum height, 72 sq. ft. sign face and 96 sq. ft. overall structure area (inclusive of sign face).

9. CROSS ACCESS AND CROSS PARKING. Add a note to the plans regarding the cross access and cross parking rights and obligations established via the plat that affect the subject lot.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Please be advised that there are updated plans for the public sanitary sewer extension. The public sanitary sewer and associated sewer easement extend further into this lot than shown. The manhole and lateral stub locations have changed to accommodate the appropriate connection to the public sanitary sewer. Revise your development plans accordingly.
4. Label the existing sanitary sewer manholes with the City naming convention. The last sanitary sewer manhole in the public sanitary sewer extension into this lot is designated as MH 22-148.
5. Revise the service connection to the existing sanitary sewer stub. All building sewer stubs shall be SDR 26 (minimum) PVC and use of a saddle connection is not allowed.
6. Show the existing 12-inch water main along Chipman Rd. and along Ward Rd. Direct connection to the 12-inch water main along Ward Rd. would eliminate two bends used in the proposed configuration.
7. Show the size and location of water main connection and water meter (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. Note on the plans that the building service line connection to the water main is made by a corporation stop.
8. Soft type "K" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).
9. Please be advised that there are updated development plans for the adjacent lot to the west. Revise your development plans accordingly.
10. Add a note stating: "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."
11. Provide a drainage map that shows the intent to drain everything to the existing curb inlet. Add calculations to the plans that show that the existing storm system is sized correctly.
12. Show pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in

the right of way shall conform to the KCMMB specifications.

13. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

14. Provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalks. Also, include details of the sidewalk through the new driveways. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Include all ADA facilities for access to the building. Add sidewalk along Chipman Rd. to connect to the sidewalk added with the adjacent development project to the west.

15. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. Sidewalk is required along Chipman Road.
2. Staff would like to see a pedestrian way similar to that shown on the Andy's site leading up from the sidewalk, or a shared facility on the boundary.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 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.

Action required- Fire department access lane shall be capable of supporting 75,000-pounds. Plans call out light asphalt.

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Architectural design package used as a reference but has not been evaluated for compliance.
2. Provide complete light pole base detail. (noted as ref: structural but not found in submittals.)