



Application Number: PL2024302
Application Type: Commercial Preliminary Development Plan
Application Name: Village at View High C-Store
Location: 3394 NW VILLAGE PARK DR, LEES SUMMIT, MO 64081

Please note our comment responses in bold below.

Planning Review

1. The PC has expressed a desire to see a mix of evergreen and deciduous trees. Staff highly recommends that you provide a mix of tree species along the street frontage. **REVISED.**
2. The sidewalk label does not seem to be located on the sidewalk. Please check this and update as needed. **REVISED.**
3. Are you proposing to change the property line? If not, why are the property line labeled as proposed. **REVISED.**
4. Please label the building setback from the property lines. **REVISED.**
5. Please label the depth and width of the parking stalls. **REVISED.**
6. Please label the width of the ADA aisle. **REVISED.**
7. The width of the drive aisles should not include the curb or gutter. **REVISED.**
8. Please provide details for all proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Please submit the manufacturer's specification sheet. **PROVIDED.**
9. Please remove the floor plan from the elevation sheet. **REMOVED.**
10. Open areas not covered with other materials shall be covered with sod. Please update the landscape plan to indicate this requirement. **ADDED SODDED AREAS NOTES AND LABELS.**
11. Where will the trash dumpster be located? Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. **ADDED.**
12. Please label the parking lot setback from the property lines adjacent to the adjoining streets. **REVISED.**
13. It appears you are proposing CG-1 curbing along the entire length of the parking stalls adjacent to the building. This does not provide for an accessible route to the ADA stalls. Please update the curbing type to provide an accessible route. **ADDED FLAT CURB LABEL.**
14. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act. **ADDED HANDICAP SIGN.**
15. All signs must comply with the sign requirements as outlined in the sign section of the UDO. If you wish to seek a modification to these requirements, please submit full sign details. **NOTED.**



Engineering Review

1. Revise "SW" Village Park Drive to "NW" Village Park Drive throughout the plan set. **REVISED.**
2. Label the sidewalk along NW Village Park Drive as proposed and show ADA ramps where necessary. **REVISED.**
3. Revise the Utility Plan sanitary and water service lines label fonts and/or line weights for clarity. **REVISED.**
4. Please submit a stormwater memo to address detention requirements. **PROVIDED**

Traffic Review

1. A 10 FT shared use path is needed along View High Dr. It should be built 5 FT off the back of curb. **REVISED.**
2. There is some concern that fuel trucks may not be able to properly navigate the drive in and out of the development. Please show turning movements to verify that a fuel truck can move about the site. **ADDED A TRAFFIC MOVEMENT DIAGRAM**

Fire Review

2. 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.

The current hydrants do not meet this requirement. **ADDED 300' FOR FH's.**

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.

A Hazardous Materials Permit is required for gasoline storage in excess of 75,000-gallons and/or propane cylinder exchange. **NOTED.**

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The lane around the building and access lane to the lot shall be posted fire lanes. **ADDED LABELS.**

5. 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. **NOTED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht