



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. Please remove Sheet A001 from the plan set and resubmit. **REMOVED.**
2. You are showing a drive through/pickup window but there are no notes or indication of an order box. Please provide additional details for the order box or how the drive through will function. For this use, please show that the drive-up window and the drive-up lane are a minimum of 100 feet from any residential district or use; and that there is a minimum five-car stacking from the window and 4 car stacking from the order box is provided. This may be more than is needed for this use, if you wish to reduce the stacking requirements you will need to seek a modification **ADDED STACKING AND DRIVE-UP NOTES AND DIMENSION.**

Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy. **NOTED.**
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit). **NOTED.**
3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan/ Engineering Plans. **NOTED.**
4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual. **NOTED.**
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements. **NOTE IS ON PLANS. C.100.**



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 using the 1"= 30' scale on the drawing. **REVISED SCALE TO 1"=20'.**

Traffic Review

1. The plan does not show the location of the fuel tanks. Will fuel trucks block site access or be under parking spaces? **ADDED FUEL TANKS AND NOTE.**

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

Thank You,

Matt Schlicht