

DEVELOPMENT SERVICES

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

Date: Thursday, January 16, 2025

To:

Property Owner: PREMIER RE OF LEES SUMMIT Email:
LLC

Architect: Falk Architects Email: bryan@falk-architects.com

Engineer/Surveyor: United Engineering Group Email: jladson@unitedeng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025001

Application Type: Commercial Final Development Plan

Application Name: Hyundai Premier Auto Outlet

Location: 1231 NW WARD 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:

Required Corrections:

Planning Review	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Trash enclosure requires at least 30' of portland cement concrete approach measured from the enclosure opening. This approach must be at least 6" of full depth unreinforced concrete on at least a 4" granular base course sub-grade.
2. Curb blocks are prohibited except at the head of ADA spaces when adjacent to a pedestrian walkway with no raised curbing.
3. Bollards are needed on the interior of the trash enclosure behind the dumpster to prevent damage to the enclosure.
4. Car display pad must meet typical parking lot setbacks and have a hard surface extending from the nearest drive aisle to the pad. Display pad must be curbed as well.
5. Please clarify if the sidewalk is level with the northern ADA van unloading area, or if the sidewalk needs to be ramped as it is for the southern ADA stalls.
6. Photometric plan needed, including foot candle levels throughout the site and at the property lines
7. Site plan makes reference to monument, pylon, and directional signs being detailed in the architectural drawings. These designs do not appear to be present. This is not necessarily required for approval of the FDP as signs will have to be applied for separate from this application.
8. Please confirm door and window signage will be internally adhered and not exposed to the outside environment.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C104: A 2 inch tee is called-out for the domestic water connection. This shall be a corporation tap (i.e., a screwed-in connection) rather than a tee for connections 2 inches and smaller. Correction required.
2. Provide callouts on Sheet C104 whether the water meter is a displacement or compound meter. Correction required.
3. How will the sump within the backflow vault be drained? Provide a small diameter drain line that drains to daylight, or drains to a stormwater structure. If neither of these options is practical, a sump pump shall be installed. Correction required.
4. Sheet C104: What is the intent of the concrete encasement of the sanitary sewer line? This is not a valid method to create the necessary separation between a sanitary sewer line and a water line. There are other methods listed in the Design and Construction Manual for instances where the vertical distance cannot be achieved, but I would recommend you re-design the system to provide the necessary vertical spacing. Correction required.
5. Two (2) additional gate valves are warranted on the 12 inch public line on the west and east side of the connection point. Correction required.

6. Show the hydraulic grade line for the design storm on the profile view for all storm lines. If the 100 year event cannot be managed within the pipe without surcharging, a suitable overflow route shall be established and shown on the Final Development Plan. Correction required.
7. Sheet C600: Where are the public storm lines and public sanitary lines in relation to the trees shown on this sheet? The City requires a minimum of 5.0 feet from the mature tree trunk to the outside of the pipe or structure. Ornamentals and shrubs are not subject to this rule, but applicant should be aware the City is under no obligation to remove and replace these during maintenance operations. Show location of public infrastructure on Sheet C600, and ensure the storm lines are set at minimum 5 foot distance. Correction required.
8. Pipe material type was missing for the private sanitary sewer lateral. Correction required.
9. Pipe material was missing for the domestic water service. Correction required.
10. ADA-parking stalls were missing the slope callouts. Even though elevation callouts are required, slope callouts are also required. Correction required.
11. Typical pavement section(s) were missing. If asphaltic concrete is proposed, ensure you callout KCMMB mix for the asphaltic concrete. Correction required.
12. The commercial entrances shall be KCMMB mix concrete from the right of way line (i.e., property line) to the sawcut. Correction required.
13. The ADA-accessible ramps were not sufficiently detailed. Recommend a separate sheet for all ADA-accessible ramps, including callouts for running slope, cross-slope, dimensions from truncated domes to the back of curb not to exceed 5.0 feet, dimensions of all other aspects of the design, and the ADA-accessible route across the commercial entrance with width and cross-slope. Correction required.
14. Off-site traffic improvement plans were missing from the submittal. Correction required.
15. Cost estimate for all sitework required prior to formal approval. Informational comment.
16. Stormwater memorandum is required discussing the existing stormwater detention system and why this particular site has already been accounted within the existing detention basin design. Correction required.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Plans should include the required traffic signal and turn lane updates.
2. The stop bar at the main entrance should be 4 FT back from the crosswalk.
3. Add striped crosswalks in all directions at the main entrance.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 distance from a hydrant to the most exterior portion of the building exceeds 300 feet.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The location of the FDC is not shown. Provide an FDC within 100 feet of the fire hydrant.

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Work with Water Utilities to confirm the 6" water main will provide the required water flow of 1,500 GPM.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Arch/struct/MEP plans were not reviewed under this submittal. They will be reviewed under the building permit once it is received.

Action required: Comment is informational.