



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Thursday, May 29, 2014

To:

Applicant: KRAFT THOMAS
ANTHONY-TRUSTEE &

Email: kraftt@lawnandleisure.com

Fax #: (816) 524-0502

Property Owner: KRAFT THOMAS
ANTHONY-TRUSTEE &

Email: kraftt@lawnandleisure.com

Fax #: (816) 524-0502

Property Owner: KRAFT THOMAS
ANTHONY TRUST

Email:

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014054

Application Type: Commercial Final Development Plan

Application Name: CHAPMAN PLAZA II

Location: 710 SE BLUE PKWY, LEES SUMMIT, MO 64063
706 SE BLUE PKWY, LEES SUMMIT,
MO 64063

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Approved with Conditions
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1. Sod immediately around the disturbed areas. The larger areas may be seeded.
2. Per Ordinance #7056, which is the recordation of the approval of the Preliminary Development Plan: Documentation shall be provided showing approval by MoDOT for any construction work and for the location of the landscaping in state right-of-way prior to issuance of any building permits.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet 3 of 5: Corrugated Metal Pipe must be aluminized. Please see the Design and Construction Manual for other suitable alternatives.

2. Sheet 3 of 5: KCMMB mix with a minimum thickness of 8" should be called-out for the entrance from the existing pavement to the right of way line.

3. MoDOT approval of the entrance will be required. Please contact Steve Holloway at Stephen.Holloway@modot.mo.gov for permitting requirements.

4. Please provide a copy of the "Executive Summary" from the "Storm Water Report".

5. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and is calculated at 3% of the total. Items to include in the itemized estimate include: 1) driveway construction, 2) grading to establish proper drainage, 3) detention basin grading, 4) detention basin outlet structure and orifice plate, 5) stormwater piping greater than 6" diameter, 6) field inlets, 7) removal and demolition of existing stormwater facilities, 8) connection to existing storm manhole, 9) parking lot paving, 10) curb and gutter, 11) subgrade preparation including the area one (1) foot beyond the back of curb, 12) flumes, 13) erosion and sediment control devices, 14) final restoration including sodding, seeding, fertilizer, mulch, topsoil, and final cleanup.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments