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**PLANNING AND DEVELOPMENT****Commercial Final Development Plan  
Applicant's Letter**

**Date:** Wednesday, March 15, 2017

**To:**

**Property Owner:** TRD REAL ESTATE LLC

Email: tom@bobsight.com

Fax #: <NO FAX NUMBER>

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Jason@DavidsonAE.com

Fax #: (913) 451-9391

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Paul@DavidsonAE.com

Fax #: (913) 451-9391

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2017021

**Application Type:** Commercial Final Development Plan

**Application Name:** BOB SIGHT QUICK LANE

**Location:** 607 NW BLUE PKWY, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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

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### **Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

### **Required Corrections:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

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1. Please refer to the applicant letter dated Feb. 17, 2017 (hereinafter referred to as 'the applicant letter'). Comment #1 requested clarification on the bypass to the detention basin. The response stated that "...this reduction in size forces excess flow to discharge into the Detention basin. Once the storm water stops the basin will drain back up in the storm sewer system and through the drainage pipe." This response does not appear to make sense.
2. Please refer to the applicant letter. Comment #2 also applies to the above comment, and the response does not appear to make sense.
3. Please refer to comment #4 of the applicant letter. The connection shows a tap and sleeve rather than a cut-in tee. Please correct the plans.
4. Please refer to comment #6 of the applicant letter. A valve is shown just prior to the domestic water meter which is neither required or desired by the City.
5. Please refer to comment #11 of the applicant letter. 2% cross slope is still being shown, while 2.00% was requested. There is a difference due to the decimal place and rounding off. In addition, we had requested that the preference of 1.50% be shown, but 1% was shown.
6. Please refer to comment #13 of the applicant letter. The typical curb and gutter section does not show the subgrade being extended a minimum of one (1) foot beyond the back of curb. It merely shows compacted native backfill in this area.
7. Please refer to comment #15 of the applicant letter. 2% is called-out, but should be 2.00% with 1.50% preferred. There is a difference due to the decimal place.
8. Please refer to comment #18 of the applicant letter. Although the detention basin is shown as a temporary sediment basin, there does not appear to be any design associated with such a basin. We would encourage the engineer to review the MARC BMP manual, and the KCAPWA standard drawings for the proper design of a temporary sediment basin.

9. Please refer to comment #19 of the applicant letter. The demolition plan does not specifically show the extent of pipe removal. It should provide an estimate of the beginning and ending points of all pipe removal.

10. Final Comment Concerning Pavement Design: The Final Development Plan has changed in regard to the pavement design since the last submittal. The new design was not clouded as a revision, and hence was difficult to detect during review. Although this would have been caught in the field, it should be updated to reflect the current Unified Development Ordinance (UDO) Article 12 "Parking" requirements, which in general, were shown on the previous submittal.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 2012 International Fire Code.

For information only.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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