

PLANNING AND DEVELOPMENT

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

Date: Friday, October 06, 2017

To:

Property Owner: TUF FLIGHT INDUSTRIES INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: COLEMAN EQUIPMENT

Email:

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email:

Fax #: <NO FAX NUMBER>

Architect: TEVIS ARCHITECTS

Email: LSHANKS@TEVISARCHITECTS.COM

Fax #: (913) 599-3093

From: Shannon McGuire, Planner

Re:

Application Number: PL2017204

Application Type: Commercial Final Development Plan

Application Name: COLEMAN EQUIPMENT

Location: 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

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 Development Services Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Sheets A-201 and A-202 list the finish for wall material labeled MP4 as "Standard Metal". The finish on the metal shall not be smooth and must have a rough texture. Please clarify what finish "standard metal" is.
2. Sheets C7.0 and C3.1 both show a typical section of sidewalk with a 4 foot width. The minimum width for sidewalks is 5 feet. Please update this accordingly.
3. Sheet C7.0 and Sheet C3.1 seem to show the same details and information. Please check this and remove the duplicated sheet.
4. Two C1.0 sheets were submitted. The sheets both contain unique information not contained on the other. Please check this and ensure the resubmitted sheets have the required information and labeled correctly.
5. Please remove the proposed future storage building data from the site data table.
6. Please label the width of the parking stalls that run adjacent to NE Lakewood Way and the stalls that run adjacent to the proposed private Dr.
7. Based on the square footage of the sales area, outdoor display area and the numbers of bays I calculated the required parking to be 42 stalls. The plans show that you are providing the required 42 stalls however the parking data table states that 47 stalls are required with 45 stall provided. Please update the table with the correct numbers.
8. 2 sheets labeled C1.0 were submitted each sheet had unique information and data on them. This review is based off the information on both sheets. Please update the sheets to ensure the accurate information is being submitted for review.
9. Sheet E1.1 shows 4 light poles however site plan sheets C1.0 only show 2 poles. Please update the sheets to reflect the correct number of poles being proposed. Additionally, please submit pole and base details.
10. All exterior lighting shall meet the lighting requirements as outlined in the Unified Development Ordinance, Division V, Article 7, Lighting Standards. All proposed wall packs must have 90o cutoffs.
11. Is any ground mounted equipment being proposed? If so please show the location, size and type of material to be used for screening.
12. Please provide the manufacturer's specification sheets for proposed rooftop mechanical equipment to be used.

13. Please submit the manufacturer's specification sheets for the proposed screening of the roof top mechanical equipment.
14. Are any free standing signs being proposed? If so please submit the location, size and type of material of all proposed monument or freestanding signs.
15. Please add the Floor Area Ratio to the site data table.
16. Existing trees and/or shrubs that are to be retained to satisfy the landscaping requirements shall meet the standards as outlined in the UDO. For evergreen trees to be retained shall be at least 6 feet in height. Please update the landscaping sheets to indicate the trees proposed to remain meet this requirement.
17. One shrub shall be provided for each 20 feet of street frontage, this requirement includes the proposed private street, within the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback. Parking lot screening shrubs are not inclusive of this requirement. By my calculation 25 shrubs are required ($502.31/20=25$) along the private street. Please update the plans accordingly.
18. Two shrubs per 5,000 square feet of total lot area, excluding building footprint area, are required. Parking lot screening shrubs are not inclusive of this requirement. By my calculation 111 shrubs are required. The landscape data table states 30 are proposed however they are not shown on the plans. One shrub per 20 feet of street frontage is required along NE Lakewood Way. I calculated that 37 shrubs are required ($745.37/20*20= 37.3$) for this area. The plans are showing that you are providing 41 and the landscape data table states only 37 are proposed. Please advise which is correct. If the 41 is correct the additional shrubs may be counted in the open yard requirement. Please update the open yard shrub requirement to reflect the required number.
19. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of lot area not covered by buildings/structures. I calculated that 56 trees are required ($292,504-14,000=278,504/5000=55.7$) for this area. The landscaping table states 54 are proposed however I only count 42 on the plans. Please update the plans to reflect the required number of open yard trees and is consistent with the numbers stated in the landscaping data table.
20. The landscaping data table shows that the foot prints of the previously proposed accessory buildings are being subtracted from the open space landscaping requirements. Please update this when information when calculating the open space landscaping requirements.
21. Please label the location to the required ADA parking signs.
22. Sheet AS101 and sheet C7.2 both show ADA sign and parking stall marking details. The information on the sheets is not consistent. Please remove the incorrect details.
23. Please label the proposed color of the trash enclosure gates.
24. Please label the width and location of the proposed sidewalk along NE Lakewood Way. Sidewalks shall be a minimum width of 5 feet. A landscaping strip with a minimum width of 5 feet shall be located between the sidewalk and the curb. The sidewalk shall be placed 1 foot from the property line. Exceptions to this standard may be approved if topographic or other constraints are encountered during construction. Where a sidewalk encroaches onto private property, outside the public right-of-way, an access and maintenance easement shall be provided to the City.

25. Sheet C1.0 Shows a monument sign but no details were submitted. Is a monument sign being proposed? If so please submit details, if not please remove the label from the plan sheets.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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8. Sheet C5.0: Many structure numbers are are hard to read. Please revise for clarity.
9. Sheet C5.0: It appears the drainage area boundary lines are overlapping, making some appear dashed and some appear solid. Please revise for consistency.
10. Sheet C5.1: The DA to Str 202 and Str 203 in the calculations does not match the DA shown on the Storm drainage Plan.
11. Sheet C5.1: The "Cumul Runoff" column does not appear to be a cumulative total of the "Runoff to Inlet" column. Revise or explain.
12. Sheet C5.1: Structure 201 is shown as a curb inlet. Please revise.
13. Sheet C5.1: The Proposed Grade is mislabeled in the Line 100 profile view.
14. Sheet C5.1: Please clarify the double lines shown as the upstream edge of the detention basin wall in the Line 1 Profile view.
15. Sheet C5.1: Structure 305 does not meet the minimum inlet height requirement and Structure 304 does not meet the minimum drop thru the structure. Please revise.
16. Sheet C6.0: Revise the saddle tap on the existing sanitary line to a cut-in wye.
17. Sheet C6.0: Please confirm the existing sanitary line sizes and the existing CMP size shown.
18. Sheet C6.0: Relocate the backflow preventor to outside of the building.
19. Sheet C6.0: There is an extra 50' dimension over the north entrance that does not appear to belong there. Please remove.
20. Sheet C7.0: General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
21. Sheet C7.0: General Comment: All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
22. Sheets C7.0-C7.2: Replace APWA details with Lee's Summit standard details.

23. Sheets C7.0-C7.2: Verify all details that are not City details meet the requirements of the Design & Construction Manual and the UDO.

24. Private pavement sections shall either follow Article 12 of the UDO or Table LS-2 or LS-3 of the Design & Construction Manual for pavement thickness and base requirements.

1. Screen back the future lot numbers and label as "Future" throughout the plan set.
2. Please submit a Final Stormwater Study that matches the proposed conditions in the plans.
3. Submit an Engineer's Estimate of Probable Construction Costs.
4. Sheet C2.0: Please explain where the 100-year discharge shown in the Emergency Spillway Overflow Calculations is from as it does not appear to match the rest of the plans.
5. Sheet C2.0: The proposed contours must tie back into existing contours. Review and revise as needed.
6. Sheets C3.0-C3.2: Revise plans to match Land Disturbance plans.
7. Sheet C4.0: Revise sidewalk to be 5 ft width.

Fire Review	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.

2. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Knox entry system or padlock shall be placed on the gates. A Knox box shall be placed on the building.

3. Provide a street name for the private cul-de-sac.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk Typical Section shall be 5' wide, not 4' wide. Provide plan dimensions/notes for sidewalk location(s).
2. Is the private drive a private street? If so, please include private street name on the plans and the installation of stop sign with street name signs (refer to City standard sign details for private and public street name signs).

