

PLANNING AND DEVELOPMENT

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

Date: Monday, October 30, 2017

To:

Applicant: FREEDOM ENTERPRISES LLC

Email: BOUWENSContracting@gmail.com

Fax #: <NO FAX NUMBER>

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Fax #: (913) 393-1166

Architect: [K] WARMAN ARCHITECTS

Email: KATHY@KWARMAN.COM

Fax #: (816) 474-1051

Property Owner: RAINTREE INVESTORS LLC

Email:

Fax #: <NO FAX NUMBER>

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2017201

Application Type: Commercial Final Development Plan

Application Name: SCOOTERS COFFEE

Location: 805 SW M 150 HWY, LEES SUMMIT, MO 64082

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:

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| Planning Review | Victoria Nelson (816) 969-1605 | Long Range Planner Victoria.Nelson@cityofls.net | Corrections |
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1. Exterior materials:

Wood is a conditional material only approvable by the Planning Commission and City Council through a Preliminary Development Plan Public Hearing Process. Staff cannot approve the proposed engineered wood material.

An Alternate material that can be administrative pproved by the staff is a wood grain fiber cement product.

Please see Article 7 of the UDO for other approved materials.

2. Fire lane:

The site plan does not call out a fire lane. The details sheet only calls out light duty asphalt.
A fire lane is required to be designed to a standard to support the weight of fire equipment.
Please see Article 12 in the UDO, section 12.120 F, fo rthe heavy duty design standards.

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| Engineering Review | Sue Pyles (816) 969-1245 | Staff Engineer Sue.Pyles@cityofls.net | Corrections |
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1. Revise the Engineer's Estimate of Probable Construction Costs to include individual erosion control items, as well as concrete flume, sidewalk, and ADA-ramp.

2. ADA detectable warnings are not required at a commercial entrance. Please revise.

3. Include appropriate erosion protection downstream of the flume discharge. Include standard details in plan set.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|--|--------------------------|

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.

2. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

For information only.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | No Comments |
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