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

Date: Wednesday, November 01, 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. The label "Standard Metal" is to generic, please elaborate on the proposed finish.
2. 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 90 deg. cutoffs. The information supplied (sheet E1.1) shows wall packs that do not meet the required design. Please update the proposed lighting wall packs to a model that complies with the requirements of the UDO.
3. Please reply if any ground mounted equipment will be installed on this project. If so please show the location, size and type of material to be used for screening. If none is proposed please state so in your response letter.
4. Please provide the manufacturer's specification sheets for proposed rooftop mechanical equipment to be used.
5. The proposed multi-tenant sign proposed is too large. A free standing monument sign is limited to 72 sq.ft. sign face area and 96 sq.ft. structure area. By my calculations the sign face is 72 sq. ft. but the overall sign is 99 Sq. ft. Please reduce the size of the sign to meet the UDO requirements.
6. Please add the Floor Area Ratio to the site data table.
7. 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. This issue was brought to your attention by comment #8 on the Applicants letter dated May 5th, 2017 and in item #16 of the Code and Ordinance Requirements section of Staff's letter dated June 9th, 2017. The requirements for open space shrubs and parking lot screening are contained in different sections of Article 14 (Sec. 14.090 & Sec. 14.110). As such the requirements are calculated independently. I previously calculated the required open space shrubs based the total # of sq. ft. of lot (292,504) minus the building foot print (14,410). At your request I have recalculated the requirement including the foot print (5,580) of the future accessory building shown on the PDP. By my new calculation, $292,564.83 - 14,410 - 5,580 = (272,514.83 / 5000) \times 2$, 109 shrubs are required. Please update the open yard shrub requirement to reflect the required number.
8. Sheet AS101 and sheet C7.3 both show ADA sign and parking stall marking details. The information on the sheets is not consistent. Please remove the incorrect details.
9. The color of the gate for the trash enclosure is not called out. Please label the proposed color of the trash enclosure gates. Additionally, the only material allowed for the gate is steel as noted in by comment #11 on the

Applicants letter dated May 5th, 2017 and in item #14 of the Code and Ordinance Requirements section of Staff's letter dated June 9th, 2017. Please update the materials to be used for the trash enclosure to reflect steel as required by the UDO.

10. Where the sidewalk encroaches onto private property, outside the public right-of-way, please show the sidewalk easement.

11. Please label the proposed parking lot lighting along the east and north sides of the paved areas. Also please provide details on the light pole height and base design.

12. All deciduous trees shall be a minimum of 3 inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting. Please update the plans to reflect this minimum requirement.

13. For resubmittal, please submit full complete sets of civil and architectural plans. You may omit the MEP sheets.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Show sidewalk easement throughout the plan set for sidewalk outside of the public ROW.
2. Provide adequate energy dissipation at the parking lot flume and show throughout the plan set.
3. Label the sidewalk along NE Lakewood Way throughout the plan set.
4. Sheet C4.0: Please label the dark line along the east side of the private drive.
5. Sheet C4.0: As previously requested, provide the ADA-accessible ramp design and details.
6. Sheet C4.0: Label the interior backflow preventor in such a way to distinguish it from the required exterior backflow preventor.
7. Sheet C5.0: Adjust the drawing on the sheet so that the drainage area boundaries are visible along the east side of the site.
8. Sheet C5.1: The top elevation for JB 203 does not match between the Plan view and Pipe Properties table. Revise as needed.
9. Sheet C5.1: The "Cumul Runoff" column does not appear to be a cumulative total of the "Runoff to Inlet" column. As previously requested, revise or explain.
10. Sheet C6.0: The existing sanitary and storm sewer pipe sizes do not match sizes shown on as-built record drawings. Please confirm sizes or revise.
11. Please submit a Final Stormwater Study that matches the proposed conditions shown.
12. Submit an Engineer's Estimate of Probable Construction Costs.
13. Verify the erosion control plans match the approved Land Disturbance plans.

14. Revise plans to match revisions to the plat.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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.

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.