

PLANNING AND DEVELOPMENT

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

Date: Friday, December 08, 2017

To:

Property Owner: TAILOR MADE EXTERIORS LLC	Email: Fax #: <NO FAX NUMBER>
Applicant: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849
Engineer: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2017250
Application Type: Commercial Final Development Plan
Application Name: TAILOR MADE LANDING
Location: 1600 SE HAMBLER RD, LEES SUMMIT, MO 64081

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", 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:

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.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. A large amount of required information was absent from this submittal. As such, only general comments were able to be made for the sections with the missing information. Submittal of the missing information may greatly impact the comments on subsequent reviews.

2. Please add the total area of land in square feet to the site data table.

3. No information was submitted for the required parking lot lighting. Please submit the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.

4. Please submit a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

5. Please submit the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

6. Is any ground mounted equipment being proposed? If so please submit the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Please also submit the manufacturer's specification sheets for proposed mechanical equipment to be used.

7. Are any monument or freestanding signs being proposed? If so please submit the location, size, and type of material to be used.

8. Please provide elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.

9. If rooftop mechanical equipment is proposed please submit the location, size and materials to be used in the screening of the equipment.

10. No landscaping plans were submitted. Please provide landscaping plans in accordance with the UDO.
11. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
12. Parking stalls are required to be 9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and the aisle. 9' wide x 17' deep parking spaces shall be permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. Please update the plans to reflect this requirement.
13. CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. Please extend the curbing on the drives on the north and south sides of the building. A curb cut to access the gravel laydown area is acceptable.
14. Please label the dimensions of the ADA parking stalls and adjacent aisle.
15. Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernable cross walks. Please indicate which entrance will be the main access point and ensure the ADA parking stalls are located at the nearest point to this entrance.
16. Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. The sign shall be at least 12" by 18" in area and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in Section 29-381 of the Lee's Summit General Code of Ordinances. Please provide ADA sign details.
17. Staff cannot grant modification requests during the Final Development Plan process. Modifications may only be granted by the City Council in association with a Preliminary Development Plan. Please remove modification request verbiage from plan sheets.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The private street should be constructed to public standards. Please provide a typical section view of the private street construction, including the area one (1) foot beyond the back of curb.
2. Typical pavement sections were not provided for the private parking lot. Please provide typical section views of the pavement construction, including the area one (1) foot beyond the back of curb.
3. A final stormwater detention report was missing from the submittal package. Please provide a final stormwater detention report.
4. The new sanitary sewer line will be considered public from the existing manhole (#47-116), to the new manhole on the west side of Hamblen Rd. This appears to conflict with notes on the sanitary sewer plans indicating this will be considered "public" at a future date.
5. Please label the existing manhole on the east side of Hamblen Rd. as #47-116.
6. Please label SE Kingspoint Dr.

7. The private sanitary sewer should be shown as connecting to the public sanitary sewer line at a wye connection, rather than a direct-connection to the new manhole.
8. The water line linework on Sheet C.100 is confusing. Please clean-up the linework to show that the domestic line will be connected prior to the gate valve to be installed prior to the backflow valve. As shown on Sheet C.100, it appears the domestic line is connected to the backflow assembly.
9. Sheet C.100: Please call-out the concrete driveway as being constructed with 8" KCMMB concrete.
10. Sheet C.300: What is the thickness of the rip rap at all locations where rip rap is shown?
11. All Storm Line Profile Views: The linework should be cleaned-up. With a background the same lineweight as the foreground, it is difficult to determine what is being proposed.
12. All Storm Line Profile Views: Please show the hydraulic grade line for the design storm.
13. Sheet C.100 and Sheet C.500: The domestic water line size does not match on these sheets. One sheet shows a 2 inch line, while the other shows a 1.5 inch line. Please reconcile.
14. Sheet C.500: Please show the domestic water line being connected prior to the gate valve (i.e., the gate valve prior to the backflow vault).
15. Sheet C.100 and Sheet C.500: The water meter sizes do not match. See previous comment concerning the discrepancy in the domestic water line sizes. Please reconcile.
16. Please show how the backflow vault sump will be drained. Will it daylight, or will a gravel sump be created beneath the concrete sump?
17. Sheet C.601: A blank lid is required for private storm structures. Please revise.
18. Sheet C.602: ADA-accessible ramp details are provided, but it does not appear there is sidewalk being constructed. Please be aware these details are for ADA-accessible ramps within the right of way.
19. Separate comments shall be forthcoming on the Public Sanitary Sewer improvements (i.e., the short segment beneath Hamblen Rd.).
20. An 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 calculated at 3% of the total, plus a per trip fee for the observation and collection of water samples.

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