

PLANNING AND DEVELOPMENT

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

Date: Friday, December 22, 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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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<p>1. Parking lot lighting is required for commercial uses or developments providing parking lots accommodating 11 or more parking spaces. The proposed lighting wall packs do not provide adequate lighting levels. The current proposal shows no (0.0 FC) lighting for the parking stalls to the northeast and nearly no (0.1 FC) lighting for the stalls to the southeast. Please update the lighting plan to ensure all parking stalls are covered by the required parking lot lighting. If additional lighting is proposed to meet the UDO requirements please provide details.</p>			
<p>2. All ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Please confirm that all landscaping used to screen ground mounted equipment will be a minimum of the height of the units to be screened at the time of planting.</p>			
<p>3. All exterior trash storage containers shall be screened so that they are not visible from off the property. The UDO does not give allowances for trash enclosures to be screened by fences. It requires that each trash enclosure be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve. Please provide a detailed drawing of the trash enclosure to be used in connection with trash storage containers that complies with the UDO requirements.</p>			
<p>4. A note on sheet C.100 references trash enclosure details on sheet C.101. However there are no trash enclosure details on this sheet. Please revise the plans to reflect the correct information.</p>			
<p>5. A note on page L1.0 references additional landscaping associated with Hamblin Rd on sheet AS1.0 but sheet AS1.0 was not provided with this submittal. The submitted landscaping plans are incomplete and do not show the site as a whole. As such I am unable to provide comments on the proposed landscaping. Please provide landscaping plans in accordance with the UDO.</p>			
<p>6. 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 so that it wraps back to the building and clearly delineates the landscape area.</p>			
<p>7. On sheet C.100 please update the labels "End New CG-1 Curb" to accurately reflect the required limits of the new curbing.</p>			

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The final Stormwater report did not appear to include the routing summary with outlet structure flowlines, stage/storage, etc. In addition, the report was not sealed. Please provide a revised report with this information, and please sign and seal the report.

2. Please add a note stating that the new water line beneath Hamblen Rd. will be bored, rather than open-cut.

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.

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