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

Date: Wednesday, January 17, 2018

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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1. The submitted landscaping plans are still 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 that show the whole site including the proposed landscaping improvements along Hamblen Rd.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C.300: The outlet structure top elevation is shown in the inset as 1012.5. The profile view, however, shows the outlet structure top as 1011.0.

2. The grading plan will need to be revised on the above comment. There is insufficient freeboard between the 100 year water surface elevation of 1011.78 and the top of the detention basin berm.

3. The 15" HDPE called-out on Sheet C.300 for the incoming and outgoing pipe for the detention basin outlet structure does not appear to match the stormwater report dated Jan. 2, 2018. It appears the report describes a 24" pipe.

4. The flowline elevations for the 6" orifice on Sheet C.300 does not appear to match the elevation given in the stormwater report dated Jan. 2, 2018.

5. The flowline elevation for the 15" HDPE on Sheet C.300 does not appear to match the elevation shown in the stormwater report dated Jan. 2, 2018.

6. Sheet C.500: Why is DIP called-out instead of C900?

7. Cover Sheet: Please remove the sanitary sewer plans from the "Index of Sheets". The sanitary sewer plans are separate from the Final Development Plan.

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.

2. Keep FDC at the position shown on previous drawings.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
