

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, August 15, 2018

**To:**

**Applicant:** MENC LLC - ANITA DAVIS

Email: ADAVIS@SUMMITEYEKC.COM

Fax #: <NO FAX NUMBER>

**Engineer:** PAUL OSBORNE (OLSSON ASSOCIATES)

Email: POSBORNE@OLSSONASSOCIATES.COM

Fax #: <NO FAX NUMBER>

**Property Owner:** MENC LLC - ANITA DAVIS

Email: ADAVIS@SUMMITEYEKC.COM

Fax #: <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2018119

**Application Type:** Commercial Final Development Plan

**Application Name:** SUMMIT EYE CENTER PHASE 1A PARKING EXPANSION

**Location:** 1601 NW BLUE PKWY, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

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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 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.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

|                        |                                   |   |             |
|------------------------|-----------------------------------|---|-------------|
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | No Comments |
|------------------------|-----------------------------------|---|-------------|

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|---------------------------|-----------------------------|---|-------------|
| <b>Engineering Review</b> | Sue Pyles<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Corrections |
|---------------------------|-----------------------------|---|-------------|

1. Article 12 of the UDO requires 5.5 or 6.5 inches of asphalt and 6" of granular base course with either geogrid or 6" of stabilized subgrade. The plans meet the asphalt 6" granular base course requirements. However, the base course is shown on 6" compacted subgrade in both pavement sections in the plans. This does not meet the UDO requirement of either geogrid or 6" stabilized subgrade. Please revise.

2. Extend silt fence to the north and west to capture any sediment from the north parking area.

3. Engineer's Estimate of Probable Construction Costs:

- Items 6, 9, 10, 13 may be removed from the estimate as those items are not included in the fee calculation.
- Add an item for either geogrid or stabilized subgrade, with a quantity greater than the asphalt quantity to account for the extension beyond the curb and gutter.

|                    |                            |  |             |
|--------------------|----------------------------|--|-------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | No Comments |
|--------------------|----------------------------|--|-------------|

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|-----------------------|--------------------------------|--|-------------|
| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

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|------------------------------|------------------------------|---|--------------------------|
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | Approved with Conditions |
|------------------------------|------------------------------|---|--------------------------|

1. A building permit is required for all work associated with site lighting.

Action required: Comment is for informational purposes.