

DEVELOPMENT SERVICES

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

Date: Friday, November 09, 2018

To:

Property Owner: CHOYCE LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018109

Application Type: Commercial Final Development Plan

Application Name: LOT 293 NEWBERRY LANDINGS FIRST PLAT

Location: 1450 SE BROADWAY DR, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. A 5' sidewalk is required along SE Hamblen Rd per the approved plat.

The developer intends to provide escrow funds in lieu of sidewalk construction. The requested escrow option requires City Council approval. Please contact your Project Manager to initiate and coordinate this process.

This comment is for documentation purposes.

2. BUILDING ELEVATIONS.

- A minimum 50% of the building facade facing Hamblen Rd shall use rough-textured metal panels or approved materials listed under Section 7.170.A of the UDO.
- The site plan shows a loading dock/platform on the north side of the building. How is this loading area accessed from the buiding. The buidling elevations do not show any overhead or man doors on the north building elevations.

The latest resubmittal did not address this previous comment.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The easements are readable on Sheet C.001, but are too light to be of use on all other sheets. Please revise as needed to make all easement lines and labels readable.
2. Riprap for the flume is shown, but no riprap requirements are provided. Please add them to the plan set. Please also show that the riprap is adequate to prevent erosion both during and after construction.
3. Please show and label the detention basin on Sheet C.001.
4. Please relocate wall elevations for clarity on Sheet C.200.
5. Include the storm sewer calculations and drainage maps in the plan set.
6. Your waiver request is received and will be forwarded to the City Engineer for his review.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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