

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, December 13, 2018

**To:**

**Property Owner:** THOMPSON PROPERTIES LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

**Email:** KSTERRETT@HGCONSULT.COM

**Fax #:** <NO FAX NUMBER>

**Applicant:** THOMPSON PROPERTIES LLC

**Email:** THOMPSONPROPERTIESLS@GMIAL.COM

**Fax #:** (816) 678-6393

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018213

**Application Type:** Commercial Final Development Plan

**Application Name:** Douglas Corners, Lot 1B

**Location:** 150 NE TUDOR RD, LEES SUMMIT, MO 64086  
150 NE TUDOR RD, LEES SUMMIT, MO 64086

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**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:****Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Confirm the lane in the parking lot will be heavy duty concrete. What is shown is different than the detail.

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the width of the proposed ADA aisle.

2. Please provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.

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

4. Please provide 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.

5. Is any ground mounted equipment being proposed? If so please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

6. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used (ground and/or roof).

7. Please provide the location, size, and type of material of all proposed monument or freestanding signs.

8. Please provide elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. Please include the location, size and materials to be used in all screening of rooftop mechanical equipment. A dashed line indicating the roof line and rooftop mechanical equipment shall be included.

9. Please provide a floor plan showing dimensions and areas of all floors within proposed buildings and structures.

10. The PDP plans that were approved showed a retaining wall. Has this been removed from the proposed project? If the wall has been removed, staff would like to see the chain-link fence on the north and east side of the building removed as well. If the applicant wished to keep the fence as proposed please provide details for it.

11. The correct address for this project is 150 NE Tudor Rd. Please update the plans accordingly.

## 1. Submit:

- Engineer's Estimate of Probable Construction Costs
- SWPPP

## 2. Sheet 1: Revise the Sheet 4 name in the Index to match the name shown on Sheet 4.

## 3. Sheet 3:

- Show the detention basin and label the 100-year WSE on this sheet and throughout the plan set.
- Revise Note #3 to refer to Development Engineering Inspections.
- The chain link fence is shown but the retaining wall shown in the Preliminary Development Plan is not included in this plan set. Remove the fence and any references to the wall on this sheet and throughout the plan set.

## 4. Sheet 4:

- How will erosion be prevented at the trench drain outlet to the detention basin? Is the intent to have an end section at this location?
- Pipe must have a continuous slope from structure to structure. Please revise the detention basin outlet pipe accordingly.
- Show and label the overflow spillway length and location, along with provided freeboard to top of embankment. Verify the design volume can pass over the spillway in case of a clogged outlet.
- Include detention basin outlet structure information and construction details in the plan set.
- Revise the reference from "Highway Department Standards" to "City Standards" in the Grading and Drainage notes.
- Include storm sewer calculations and storm sewer profiles, including HGL, in the plan set.

## 5. Sheet 6: Label areas for each Drainage Area.

## 6. Sheet 7:

- Label areas for each Drainage Area.
- The leader for the 100-year WSE is not pointing to the correct location.
- Clarify the riprap information. Is the D50=6" or is that the riprap depth? Include both for proper construction.

## 7. Sheet 8:

- The existing water main has been extended to the south property line of this lot. Relocate the fire hydrant to the end of the extended water main.
- Provide a utility easement meeting current requirements for the extended public water main from the public right-of-way through the fire hydrant. Show and label the easement throughout the plan set. Please submit the easement for review.
- A Backflow Prevention Device is required for the fire protection line. Since the building is more than 50' from the public water main, it will be required to be in a vault placed according to Section 6900 of the Design and Construction manual.
- The line weights and number of lines overlapping make it very difficult to see the water lines connecting to the

building. Please include an enlargement of the area on this sheet.

8. Sheets 10-13:

- There is a detail for 6” x 18” concrete curb. Please clarify where is that curb is located.
- There is a grate inlet specified in the plans, but no standard detail for it.
- Is the junction box at the SE corner of the site existing or proposed? If proposed, include the standard detail.
- Remove the duplicate Curb & Gutter detail.

9. Final Storm Water Drainage Report:

- More clearly define the discharge from the additional impervious area added by this project.
- Update the checklist inclusion item 21 to reflect the final submittal.
- Clarify the detention pond outlet, is there a structure proposed?
- The plans indicate the use of filtering devices prior to discharge into the detention basin as a water quality measure in lieu of 40-hour extended detention for the water quality storm. As this is not standard, please expand upon the use of these, providing the reason for their use and how they will meet the intent of Section 5600.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Provide blow-up or otherwise clarify domestic and fire entrances into building.