

**DEVELOPMENT SERVICES**

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

**Date:** Friday, June 14, 2019

**To:**

**Property Owner:** TUSTIN 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:** PL2019095

**Application Type:** Commercial Final Development Plan

**Application Name:** Reece & Nichols

**Location:** 222 SW MAIN ST, LEES SUMMIT, MO 64063  
207 SW MARKET ST, LEES SUMMIT, MO 64063

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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.

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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>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Architectural sheets provided with the most recent submittal only depicted the proposed Reece Nichols building on Main St. Please provide the architectural sheets for the proposed Market St building.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the applicant letter dated May 15, 2019 (hereinafter referred to the applicant letter). Comment #3 states that a comment is shown on the Final Development Plan about its removal, with no other information. The response letter states that this note has been removed. However, it is still a requirement that the water main in this location, from Main St. to Market St., be properly abandoned. Notes should be provided on the Final Development Plan which reference the public improvement plans for additional information regarding this abandonment.

2. Please refer to comment #4 of the previous applicant letter. Sheet C.100 now includes additional notes, but refers to a non-existent detail on Sheet C.010.

3. Sheet C.010: The manhole beneath the new building is shown to be abandoned in place. Wasn't this manhole to be completely removed?

4. Sheet C.010: The detail for the manhole abandonment references a building footing. Isn't this no longer applicable to the remaining manholes to be abandoned in place? Aren't the remaining manholes well away from any building footings? If not, shouldn't they also be completely removed?

5. Please refer to comment #5 of the previous applicant letter. Sufficient notes which reference the public plans should be provided concerning the abandonment or removal of the water line on the north side of the development.

6. Sheet C.202: Although it is acceptable to leave GEN-3A within the plans, we are still missing Section A-A, B-B, and C-C as required by Section 5304.8 of the Design and Construction Manual. Section A-A must be shown for the long axis of the ramp, Section B-B across the width of the ramp, and Section C-C along the curb opening of the ramp.

7. Sheet C.400: A note is shown which points to the existing water line to be removed/abandoned on the north side of the development. This notes says "New Private Storm Line 1". Is this a typographical error?

8. Sheet C.400: The note "Abandon Sanitary Manhole in Place" is still shown for the manhole which was already removed?

9. Sheet C.300: Please follow generally-accepted drafting standards, and call-out the detail and sheet number to be used for the installation of the curb inlet in the southeast corner of the project. We are assuming this is STM-1 shown on Sheet C.601.

10. Sheet C.300: A site visit showed what appears to be a direct conflict with an existing decorative light pole for storm line 1. It appears this is barely shown on Sheet C.300, although it is not clear. As per Public Works, this decorative light pole cannot be moved, and relocation of the storm line should be directed around this light pole.

11. Notes are missing from Sheet C.400 related to the requirement that the cut-in tee on Main St. be coordinated with all affected property owners, with a minimum 48 hour notice, and night work in order to make the complete connection. The maximum water shut-down period is 8 hours.

12. Please see comments related to the public improvements (i.e., stormwater, sanitary abandonment, water line abandonment, water line relocation, streetscape removal and relocation, pavement repair, etc.). These comments will likely have a direct impact on the Final Development Plan.

13. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings, or prior to determination of the fees for the project.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Plans call out radii for curb at the alley intersection of Market and other improvement references that don't exist. The start of proposed curb construction and type is not labeled along Market.

2. The revised alley entrance from Market shows a 5' curb transition from CG-1 to Flat Curb, but CG-1 isn't proposed on the south side with a curb return. Mislabeled. The transition from flat pavement to CG-1 is not labeled or dimensioned on the north side of the alley near Market.

3. Sidewalk along Market and at Main is not adequately dimensioned on the plans for construction (e.g. where's the PI referenced to?)

4. North-South Alley will be signed by City One-Way (southbound) upon City approval of such condition.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Domestic water system design incomplete.

Provide the following:

- Specify all water pipe materials

4/15/19 - not addressed

6/13/19 - not addressed

