

DEVELOPMENT SERVICES

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

Date: Monday, July 01, 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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. EIFS is not an approved material in the CBD district. Please replace this with an acceptable building material. The design standards prohibit the material wholesale.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see applicant letter dated June 14, 2019. Comment #2 discussed the non-existent detail for abandonment of sanitary sewer line in-place on Sheet C.010. We are still not seeing any detail for sanitary sewer line abandonment in-place. A detail is provided for a manhole abandonment in-place, but nothing is provided for sanitary sewer line abandonment in-place.

2. Please see comment #6 from the applicant letter dated June 14, 2019. Cross-sections are provided, but the cross section B-B on Detail 2 does not appear to match what is shown on the plan view. The plan view calls-out 1.5%, but the cross-section B-B calls-out 1.0%. Please reconcile.

3. Please see comment #9 of the applicant letter dated June 14, 2019. Sheet C.300 calls-out what we had previously assumed was a curb inlet. However, it is now called-out as a grated inlet referenced on Sheet C.601. Sheet C.301 provides further details for this grated inlet by stating "4x4 grate inlet 1-5, but the profile view calls-out a 3x3 grate inlet for 1-5. Further, when looking at the details shown on Sheet C.601, no such dimensions are possible. Only a double grate with an inside dimension of 2 feet by 2.25 feet is given, and a single grate inlet with inside dimensions of 1 foot by 2 feet is given. The bigger question may be, "is a grated inlet appropriate for this location". This was the assumption in previous comments, although never specifically stated.

4. Please refer to comment #10 of the previous applicant letter dated June 14, 2019. An estimate of the deflection of the storm line is required, and should be drawn on the plans. Consideration must be given to the fact this storm line is 15 inches inside diameter, with additional wall thickness. This will not only affect the plans showing the location of the storm line, but also, the brick paver removal and replacement.

5. Please see above comment, and ensure that the brick paver removal and replacement is adjusted as needed to account for the estimated amount of deflection in the 15 inch storm line.

6. During the meeting on June 17, 2019, an alternate private pipe type was discussed. We are still seeing HDPE in the plans. Are you still wanting to use HDPE?

7. Sheet C.301: You are showing RCP on the public storm line on the profile view. Please change to CPP to match what is shown in the public plans.

8. Sheet C.301: According to your profile view, the grated inlet is located at the high point of the proposed grade. Is this going to work? Is a sump going to be constructed at this location to collect all stormwater?

9. A revised Engineer's Estimate is required which addresses the above comments. Additional brick paver removal and replacement should be shown, and any other changes to the storm lines or storm structures.

Fire Review	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 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

The fire lane and alley shall be unobstructed by power poles or guide wires.

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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