

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, July 30, 2019

**To:**

**Property Owner:** ER PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

**Applicant:** STRICKLAND CONSTRUCTION CO INC

Email: JACQUELINE@STRICKLANDCONSTRUCTION.COM

Fax #: (913) 747-7272

**Engineer:** HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019238

**Application Type:** Commercial Final Development Plan

**Application Name:** ATTIC STORAGE OF LEES SUMMIT

**Location:** 920 NE DEERBROOK ST, 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.

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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>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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: The fire lanes shall all be heavy duty pavement.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Elevations were not received for the proposed building. Additional comments will be forthcoming once the submittal is received.

2. The pilaster located on the northeast corner of the building shall incorporate more architectural detail, adding depth and interest as it wraps around towards the interior of the building. (Ordinance condition)

3. The glass windows on the second and third stories shall be opaque. Please confirm this will be the case. (Ordinance condition)

4. The shared private driveway shall be designated as a fire lane in accordance with City Ordinances. (Ordinance condition)

5. Sign permits shall be obtained prior to installation of any signs throughout the Development Services Department.

6. Are any existing parking lot pole lighting anticipated to be relocated to this site? If so, the parking lot pole lighting shall meet the requirements of the UDO.

7. Please indicate on the elevations the location of the RTU's.

8. On Sheet 3 revise the note stating the anticipated completion date.

9. Clearly indicate the heavy duty pavement sections and the regular pavement sections. The parking space area is the only area that doesn't require heavy duty pavement.

Revise the pavement details to comply with UDO standards.

10. In the landscape worksheet revise the 14 Austrian Pines to dogwood as labeled on the site plan.

11. Include in the landscape worksheet the high impact buffer quantity requirements (along the east side of the property) and what is provided. The labeling for this area doesn't match what is being "called out" as provided.

Proposed tree species will need to be revised, ornamental's and skyrocket junipers should replace the maple and Austrian pine species.

Revise the Landscape note that refers to Article 14 of the UDO, replace it with Article 8.

12. The mounting height of the wall pak lighting is limited to a total height of 15' within the perimeter area adjacent to the residential district. The distance of the perimeter area is measured 100-feet from the adjoined district. All remaining fixtures are required to be at a 20' maximum mounting height to meet UDO restrictions.

13. Provide the full wall-pak lighting specification sheet. Please include the maximum wattage proposed for each fixture. Is 58 Lum. Watts the total maximum wattage proposed?

14. Revise note number 10 on Sheet 3.

15.

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

- Submit an Engineer's Estimate of Probable Construction Costs.
- Include Fire Hydrant and Flared End Section standard details.

2. Sheet 3:

- Revise Note 10, the lot is within the floodplain (as shown in Plan view).
- Remove reference to KCAPWA in Note 12, the City's details are requirements govern.
- Revise the anticipated completion date in the Site Information section.
- Clearly indicate regular and heavy duty pavement areas in Plan view.
- Revise the "Pavement Section" for clarity. Include separate details for asphalt and concrete sections.

3. Sheet 6: Delineate drainage area boundaries.

4. Sheet 8:

- Sanitary sewer service line connection to main shall be by cut-in wye. Please include requirement in connection label.
- The water meter is not located as required in Section 6901.L.1.a in the City's Design and Construction Manual.
- Water service connection to the main shall be by corporation stop, not tee. Please revise.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Domestic water tap and meter is not designed per published standards.

Actions required:

- Specify corp tap in lieu of cut-in tee
- Specify copper piping from main to meter and an additional 10' towards building.