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

**Date:** Monday, September 23, 2019

**To:**

**Applicant:** ARISTOCRAT MOTORS

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019293

**Application Type:** Commercial Final Development Plan

**Application Name:** ARISTOCRAT MOTORS

**Location:** 704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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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:****Required Corrections:**

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

**Planning Review**

Hector Soto Jr.  
(816) 969-1238

Planning Division Manager  
Hector.Soto@cityofls.net

Corrections

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1. MINOR PLAT. A minor plat application to combine Lots 2 and 3 for the subject development, as well as to dedicate a private easement for the skating rink's relocated sanitary sewer line, has yet to be submitted. The minor plat application shall be submitted, approved and plat recorded prior to the issuance of a building permit.

2. SIDEWALKS. A 5' sidewalk shall be constructed along SE Oldham Pkwy west of the driveway. Payment in lieu of construction shall be made for the required sidewalk east of the driveway.

Addressed

3. ADA PARKING SIGN.

- Revise General Note #8 on Sheet 3 to indicate that the sign will be mounted a minimum 60" above grade, measured to the bottom of the sign.

- Revise the detail on Sheet 10 to reflect the comment above.

Addressed

4. LANDSCAPE PLAN. The proposed trees are shown as 2" caliper. To meet the minimum requirements of the City's UDO, the proposed trees shall be revised to a minimum 3" caliper at the time of planting.

5. ROOF-TOP UNITS (RTUs). The UDO requires that all RTUs be fully screened from view on all sides through the use of parapet walls at least equal to the height of the units being screened. The south and east elevations show that the RTUs are partially visible on those two sides of the building. The parapet walls shall be extended so as to fully screen the RTUs in accordance with City ordinance.

See at end of letter for response

**Engineering Review**

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. Addressed
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
- Sidewalk west along the SE Oldham Parkway frontage west of SE Oldham Court shall be constructed at this time. Include construction of the sidewalk and ADA-accessible ramp, with site-specific design) in the plan set. Addressed
- The adjacent project as shown in the plan set and referenced in the Storm Water Drainage Report is not moving forward. Revise the plan set, report, and storm sewer calculations accordingly. Addressed
- Please note that a complete review of stormwater design will be done when the adjacent property is shown as it currently exists.
- The plans do not include any sort of provision for the access to the Skate Rink being kept open, other than perhaps the location of the construction entrance being placed in an unusual location. Please include this access in the plan set and coordinate with the adjacent property owner to perform the work. Addressed

2. Sheet 3:

- Revise the Streets note to reflect the sidewalk revision. Addressed
- One type of pavement is shown for the whole site, other than trash enclosure pad. For only one type to be used, it would have to meet the heavy duty pavement requirement of 1.5" surface and 5" base (for asphalt). The pavement detail does not meet this requirement. Please revise accordingly. Addressed

3. Sheet 6:

- The east detention shown on this sheet does not match the ADS Design included. Please revise to match.
- The Structure 1A flowline information appears to have the N & W pipes shown as outflow rather than inflow.

Please revise. **Addressed**

**After further inspection, the east detention shown in the plans matches the ADS plans. No action required.**

4. Sheet 9: Locate the construction entrance to facilitate all construction traffic having to cross it to exit but allow the adjacent property to avoid it through their use.

**Addressed**

5. Sheet 10: Replace the curb & gutter detail with the City's standard detail.

**Addressed**

6. Revise the Storm Water Drainage Report Design Calculations and Exhibits to show the correct project name.

**Addressed**

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

1. - Specify size of water meter.

- Coordinate water service line size. (different sizes from 1" to 2-1/2" between civil utility plan, civil utility plan general notes, ME site plan, underslab plumbing plan)

**Addressed**

### Planning No. 5

See attached exhibits A3 and A4, which were generated from 3D modeling software to illustrate relationships between RTUs and surrounding parapets. All RTUs have been accurately modeled in terms of dimensions and placement on the roof. The 3D camera views on sheet A3 were generated from approximately 30 feet away from the front and all four corners of the building. The 3D camera views on sheet A4 were taken from SE Oldham Pkwy, at the approximated top of pavement elevations as shown. Per these exhibits, RTUs will not be visible from the right of way.