

DEVELOPMENT SERVICES

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

Date: Wednesday, October 09, 2019

To:

Property Owner: NEW TKG-STORAGEMART
PARTNERS PORTFLLC

Email:
Fax #: <NO FAX NUMBER>

Applicant: NEW TKG-STORAGEMART PARTNERS
PORTFLLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: CROCKETT ENGINEERING
CONSULTANTS

Email: JEILER@CROCKETTENGINEERING.COM
Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019279

Application Type: Commercial Final Development Plan

Application Name: STORAGE MART 156

Location: 3924 SW RAINTREE DR, LEES SUMMIT, MO 64082
3930 SW RAINTREE DR, LEES SUMMIT, MO 64082

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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The vacation of easement shall be approved and recorded prior to the issuance of a building permit.
2. Prior to the issuance of any occupancy the existing pole sign (if it's still existing), shall be removed.
3. Revise the cover sheet, fifth paragraph under General Notes. The current district IS correct, but please reference the correct zoning district which is "Planned Industrial".
4. The proposed evergreen shrubs proposed for screening of the condensing units shall be up to the height of the units they are to screen at the time of planting.
5. The CG-1 curbing notation/label is missing from the north portion of the drive entry area from the entry point to the length of the property to the west.

Please revise.

6. Can you confirm the proposed shade trees: black gum, yellowwood, american hornbeam are considered ornamental?
7. Please note the vinyl fence will be white as that is what was shown on the approved preliminary development plan.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet CE3:
 - Design and Construction Manual Section 5608.5.B.1 requires 2% slope on turf bottomed detention basins. Please revise.
 - Design and Construction Manual Section 5608.4.F.1 requires the emergency spillway crest elevation to be 0.5 feet or more above the maximum water surface elevation in the detention facility attained by the maximum design storm, in this case the 100-year WSE. Please revise to meet this requirement.
2. Sheet CE4:
 - Pipe profiles are required for all pipes greater than 6 inches in diameter.
 - An end section is required at the outlet of the 12" downspout collector pipe system.

3. Sheet CE6:

- Curb and gutter is required along the north edge of the parking lot. Please revise.
- Include a detail on this sheet or elsewhere in the plan set that shows all elevation points on the ADA-accessible ramp as well as length and slope for each ramp panel. An example can be provided if needed.

4. Detention and Water Quality Calculations:

- The study submitted does not follow the City's Stormwater Report Requirements in organization or content presented. Please refer to the document and revise the study accordingly. The document is on the Development Services section of the City's website.
- Any portion of the City's stormwater and detention requirements that can't be met will require a waiver request.
- I realize you're an out of town engineering firm, but a meeting in our office would probably facilitate this discussion. Please contact me to schedule.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments