

DEVELOPMENT SERVICES

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

Date: Friday, October 11, 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

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 multi-page 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:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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2. ROOF-TOP UNITS (RTUs). Staff is in receipt of Sheets A3 and A4 that model the placement and visibility of the proposed RTUs. Staff accepts the drawings indicating that the RTUs will not be visible from the right-of-way as satisfying the screening requirements of the UDO. However, staff will conduct a post-construction inspection of the building and site at the time building occupancy is requested. Inspection of the RTUs' visibility will take place at that time. Should the RTUs be found to be visible, staff will require that measures be taken to provide the necessary screening to comply with the screening requirements of the UDO prior to the issuance of a final Certificate of Occupancy.

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.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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2. Storm Water Drainage Report:

- Revise #4, Drainage Assessment of the Project Site. The storage facility is no longer planned on the adjacent property.
- Revise the project name on Pages 2 & 3 of the Soils Report and on the Drainage Diagram.

1. Estimate:

- Review quantities for Items 8-12. Verify or revise.
- Does the lump sum included for the Storm Tech Detention System include both underground units?
- Add items for backflow vault, Baffle Box (4x6), and connections to existing storm, sanitary, and water to the estimate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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	Corrections
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1. - 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)

10/3/19 - not addressed.

- Civil utility plan - 2" water meter
- Civil utility plan general notes - 1" water service piping
- ME-201 - 2" piping
- P-201 - 2-1/2" piping

Clarify.