

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, October 15, 2019

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** (410) 321-1901

**Applicant:** COLE/CHRIS WILSON

**Email:** CWILSON@COLESTL.COM

**Fax #:** <NO FAX NUMBER>

**Architect:** OCULUS INC

**Email:** BRIANK@OCULUSINC.COM

**Fax #:** (314) 637-1489

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2019335

**Application Type:** Commercial Final Development Plan

**Application Name:** LION'S CHOICE

**Location:** 440 NW CHIPMAN RD, 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	Approved with Conditions
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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 2018 International Fire Code.

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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2. C.25. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells within the area. Refer to DNR Well Database and reference the site.

3. C.28-C.30. Photometric Plan. Please submit a Photometric Plan and be sure to include the manufacturer's specification sheets. UDO Requirements can be found in Article 8 subdivision 5.

4. C.33 Signs. It appears you are proposing five signs for this business. The UDO only allows three wall signs by right. Requesting an approval for five wall signs requires going to the Planning Commission by filing a separate Sign Application. Staff would support the request for a total of five wall signs.

5. D1. Elevations. The building elevations that you provided shows wood paneling and siding. Is this wood a "true" wood or a wood "composite"? Please label and describe the material on the plans. Staff does not have the administrative authority to approve true wood, but can administratively approve a wood composite. If you request to use true wood on the building exterior, then this will require an approval via the preliminary development plan public hearing process in front of the both the Planning Commission and City Council under separate application. If the material is a wood composite, then a manufacturer specifications is required to be submitted for our review.

1. C.20-Right-of-Way. Please label all ROW width on public streets.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs, SWPPP and a copy of the MDNR Land Disturbance Permit.

2. Sheet C3.0: Show the existing storm sewer, called out as Key Note 3, in the same manner as other existing storm sewer is shown on this sheet and throughout the plan set.

3. Sheet C4.0:

- Add temporary curb across the future connection to the lot to the west on this sheet and throughout the plan set.

Include a detail for the type of curb used.

- CG-1 Curb and Gutter is required for all non-integral curb. Revise accordingly.

4. Sheet C6.0:

- Keyed Note 25 says “Not Used” but is included in the Plan view. Please reconcile.
- Key Note 5 shows the domestic water service line connection at the existing gate valve. Service shall be connected with a corporation stop for this size pipe. Revise accordingly.
- Include pipe material and length for both water and sanitary sewer service lines.
- Include referenced Sheet C6.1 in subsequent submittals.
- Clarify how Structure 1 will be constructed. Is it to be a doghouse manhole?
- Label structure sizes on either this sheet or C6.1.

5. Sheet C6.1:

- The drop thru structure 3 does not meet the minimum requirement of Design and Construction Manual Section 5604.5. Please revise accordingly.
- Include roof drain flowline information at structure 3. Verify that the 2 pipes shown entering the same wall of the structure will have adequate separation between them.
- Revise backfill label to meet the requirements of Design and Construction Manual Section 2100.
- Include stationing in the storm sewer profiles.

6. Sheet C8.0:

- Include the City’s standard detail for curb and gutter.
- Pavement sections do not meet the City’s requirements as shown in the UDO Section 8.620. Please revise accordingly.
- Revise the pavement sections to show the base extending 1 foot beyond the back of curb.
- Remove MoDOT references in the concrete pavement section #7.
- Include standard details for all types of storm sewer structures used.

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

1. Water service piping from connection to main to as least 10' past meter must be copper.

Action required: Modify design to comply and provide standard detail obtained from water department.