

DEVELOPMENT SERVICES

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

Date: Friday, November 01, 2019

To:

Property Owner: TOP STAR LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: TOP STAR LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE INFRASTRUCTURE
CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019308

Application Type: Commercial Final Development Plan

Application Name: LAKEWOOD COMMERCIAL

Location: 5030 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. UTILITY EASEMENT. The associated vacation of easement application shall be approved and recorded with the County prior to the issuance of any building permit.

No additional response is required for this comment. The comment remains for informational and documentation purposes only.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter, comment #2. A typical pavement section was requested by the City, but the typical section for the asphaltic-concrete pavement shown in the plans do not comply with the Unified Development Ordinance (UDO) in terms of the required 1) chemically-stabilized subgrade, or 2) geogrid. Compacted subgrade to 95% proctor was shown in the plans, but this is always required in addition to the chemically-stabilized subgrade or geogrid.

2. Please refer to the previous applicant letter, comment #3. Standard details were requested, but it does not appear a trenching and backfill detail for stormwater pipes was provided, or a detail for the commercial entrance with KCMMB concrete.

3. Please refer to the previous applicant letter, comment #7. A typical section view of the curb and gutter was requested, and the response to this comment stated that a note was provided. Although a note would be acceptable, it was missing the 1) chemically-stabilized subgrade, or 2) geogrid.

4. Please refer to the previous applicant letter, comment #14. A method to drain the backflow vault was requested by the City, and the response was to provide a note stating that a 6 inch PVC pipe would be connected to storm line 1. Shouldn't a separate note be provided, which specifically points to the line? Slopes should also be called-out, and specific information where this line will attach should also be provided. From the plans, it appears this drain line will be attached to the Nyloplast curb inlet. Finally, why was a 6 inch pipe specified? It has been our experience to see a much smaller pipe being installed.

5. Please refer to the previous applicant letter, comment #27. We are still seeing two (2) conflicts with the water line and the sanitary sewer line. As discussed in the previous applicant letter, trees must be a minimum of five (5) feet from any sanitary sewer line or structure, or water main. This measurement is based on the outside of the pipe or structure, and the outside of a mature tree trunk.

6. The note stating "deflect proposed water lines" is not sufficient for the fire line. Ductile iron pipe or C900 pipe is not made to be deflected in any fashion, except for a slight one (1) degree bend within the joint itself, not the pipe. If a change in the vertical direction is required, then bends should be specified. Since it is a "best-guess" at this time concerning the vertical location of the 12 inch water main, it would be acceptable to provide notes specifying that a plan be provided at that time, when the exact location of the water main has been determined. Any notes stating that the 6 inch fire line be "deflected" must be removed, since this is not allowed.

7. The material should be specified for the fire line. The City highly recommends the use of C900 for this line.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: Post the lane going to the building to the north, next to Building 1. Verified at inspection.

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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3. Provide Missouri State design professional seal on all designs.
10/28/19 - Sheet ES100 Site Lighting must be sealed/signed.