

DEVELOPMENT SERVICES

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

Date: Wednesday, November 06, 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

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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. C.25. Oil and Gas Wells. Please state on the plan the DNR Well Database information that you referenced in your comments. If the referenced information is on the plan please tell us which page it is on.
2. C.28-C.30. Photometric Plan. In the manufacturers specification sheets you show two types of flood lights. These flood lights are not shown on the plan nor are the labeled in the Luminaire Schedule. Please show where the flood lights will be installed and there specifications in the table.
There are no manufactured specifications for the goose neck lamps that are shown in the elevations.
In your Calculation Summary under the heading max/min you have it showing 16.20. Per our UDO this number cannot be greater than 10. Please either increase the Min 0.5 or decrease the Max of 8.1 to make it a 10. This can be found in the UDO under article 8, sec 8.250, letter F.

5. C.20-Right-of-Way. Please label on the plan ROW measurements vary.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C3.0: In my previous review I referenced Key Note 3 in error, I meant Key Note 7. Please show the existing storm sewer in the same manner as all other existing storm sewer, with solid lines that are scaled back.
2. Sheet C4.0: Temporary curb may be either concrete or asphalt. Include a detail for whichever option is shown.
3. Sheet C6.1:
 - Backfill for storm sewer pipe is typically granular around the pipe with compacted soil the rest of the backfill. If this is preferred to flowable fill, which is typical, there is no need to label as anything specific. Or, if desired, the label could just refer to Section 2104 of the Design and Construction Manual.
 - Reverse the flowline information for Structure 1 on each profile. The flowline in should be on the upstream side of the structure and the flowline out on the downstream side.
 - Clarify structure sizes. The grate inlets and curb inlet are labeled as 48" in the Profile views. Are these structures square, 48" x 48" (4' x 4')?
4. Sheet C8.0:
 - UDO Section 8.620 requires either 6" granular base course with geogrid OR 6" granular base course with 6" stabilized subgrade. Please revise the "Prepared Subgrade" portion of the detail to meet the UDO requirement.
 - The pavement sections required by the UDO may only be altered if a modification is requested of and approved by the City Engineer. If a modification is requested, it will require a site specific geotechnical report which directly compares the proposed section to the City's required section to show that it meets or exceeds the City's section. If no

modification is requested, please delete the note shown on each detail referencing the geotechnical report.

5. Sheet C8.2:

- There is an AutoCAD SHX text box shown in the Curb & Gutter detail. Please revise to eliminate.
- How will the grate inlets be constructed? Typically the City’s field inlet detail is used with the top modified to show the grate.

6. Estimate: Please revise the estimate to list individual items with unit prices. Verify quantities shown on the estimate match quantities shown in the plans.

Fire Review	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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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