

**DEVELOPMENT SERVICES**

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

**Date:** Friday, December 20, 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>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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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.
3. C.20-Right-of-Way. Please label on the plan ROW measurements vary.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Revise the Sheet Index on the Cover Sheet to match the plan set. The index lists Sheet C4.2, which isn't included, and doesn't list Sheet C8.2, which is included.
2. Sheet C8.0 is referenced for Temporary Curb, but nothing on that sheet appears to be any temporary curb detail. Please include the detail.
3. Revise the Field Inlet standard detail to remove General Note 9, which refers to the ring and cover which aren't being used. Replace with a note specifying what Grated Top is required or include that information elsewhere on the detail.
4. Revise the estimate to show each line item with a quantity and a unit price. Each item shown in the plan set should be included on the estimate and the estimate quantities must match the quantities shown in the plans.

<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>Traffic Review</b>	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net

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**Building Codes Review**

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

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No Comments