

DEVELOPMENT SERVICES

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

Date: Wednesday, May 27, 2020

To:

Property Owner: ROBINSON E L JR & LETHA M - Email:
TRUSTEES

Applicant: FS LEES SUMMIT, LLC Email: JHOROWITZ@GBTREALTY.COM

Engineer: GRESHAM SMITH/MIKE HUNKLER P.E. Email: MIKE.HUNKLER@GRESHAMSMITH.COM

Other: GRESHAM SMITH/JOE JOHNSTON Email: JOE.JOHNSTON@GRESHAMSMITH.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020088

Application Type: Commercial Final Development Plan

Application Name: FIRESTONE COMPLETE AUTO CARE

Location: 3501 SW MARKET ST, LEES SUMMIT, MO 64082

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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see the previous applicant letter. Two (2) separate connections are required for domestic water and irrigation lines. The single tap is not acceptable. This correction was shown on the Utility plan, but not all sheets were updated. Please update all sheets.

2. Please see the previous comment letter. The off-site water line plans must be submitted separately, not within the Final Development Plan. This separate submittal must include a separate cover sheet, notes, etc. In other words, a standalone set of plans is required for the off-site water line.

3. Cut in tees are called-out for the 1 and 2 inch taps for domestic and irrigation water. These should be specified as taps, not tees.

4. The asphaltic paving sections do not follow the Unitified Development Ordinance in terms of asphalt thickness or subgrade stabilization. Please see previous comment letter related to this issue. The geotechnical report does not appear to meet the requirements of an equivalent pavement design to the Unified Development Ordinance.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. The last revision removed the hydrant from the property and placed a pedestal FDC on the backflow vault. A hydrant is required on the property to meet the 300' rule to the most exterior portion of the building. According to Development Services Engineering the hydrant shall be private and located after the backflow. This negates being able to locate an FDC on the backflow and therefore the FDC has to be located after the sprinkler riser and on the building.

Per discussions with JP, the private hydrant shall be located on the island at the southwest corner of the parking lot and the FDC on the southwest corner of the building. Review the comments from Development Services Engineering on configuration of the public/private transition of the main on the west side of the road.

Provide revised plans

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

No Comments
