

DEVELOPMENT SERVICES

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

Date: Tuesday, June 09, 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
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
<p>1. The Engineer's Estimate of Probable Construction Costs had errors concerning quantities. For example, light duty asphaltic concrete pavement and heavy duty asphaltic concrete pavement quantities were very low compared to our calculations. Please review and revise the quantities for these items. In addition, the following items included in the estimate appeared low, when compared to the same items within other projects of similar size and scope: 1) DDCV (typical cost for vault and backflow device is \$15,000), 2) private fire hydrant (typical cost is \$3,500). Finally, the estimate appeared to be missing the following items: 1) chemically-stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, 2) aggregate base course, including the area one (1) foot beyond the back of curb.</p> <p>2. The off-site public water line plans are still shown within these private plans. Separate comments will be forthcoming for the separate plan set due to inadequate spacing between storm structures and the water main, and other conflicts. It is highly recommended this sheet C501 be revised to exclude all portions of the public water main from the 90 degree bend on the west side of Market St. to the south, and include a bold note stating that "see separate off-site plan set for public water main extension", or equivalent language. Revisions will be required to the public water main from the 90 degree bend on the west side of Market St., and extending to the south where adequate clearances are not provided.</p>			
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments