

DEVELOPMENT SERVICES

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

Date: Thursday, May 20, 2021

To:

Property Owner: MCCAFFREE FINANCIAL CORP **Email:**

Applicant: STATE PERMITS INC

Email: KATIE@PERMIT.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021160

Application Type: Commercial Final Development Plan

Application Name: Chase Bank - 890 NE Langsford Rd

Location: 890 NE LANGSFORD RD, LEES SUMMIT, MO 64063

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:

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.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Sidewalk. Please label the width of the sidewalk
2. Trash enclosure pavement. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. It appears the length you are proposing is short of the 30' requirement.
3. ATM Lighting. The foot candle lighting around the ATM is higher than what the UDO allows. The max is 16.0. You are showing 16.9 and 17.9 FC. Please revise. UDO lighting requirements can be found under article 8.200.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Please revise the title to mention "Final" instead of "Preliminary", since this is a commercial FDP set of plans.
2. Please revise the Stormwater governing agency to "Stormwater (Lee's Summit Public Works Department)" with "220 SE GREEN STREET, LEE'S SUMMIT MO 64063, (816) 969-1800" as the address + contact information.
3. Dena Mezger is an out of date contact for Public Works. Please delete the contact name. Names aren't needed for the City's contact info.
4. Please revise title block information, throughout the set of plans, to match the sheet index (i.e. sheets C15, C16, C17 and C19). It looks like sheet C13 is duplicated and C15 is also missing.
5. Please include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
6. Please revise "governing agency" to "City of Lee's Summit" where applicable, on sheet C2.
7. General utility notes 22 & 23 are incorrect. The design engineer reviews/approves shop drawings. Approved shop drawings are then provided to the City's inspector. Please revise.
8. Please revise the sequence of construction to match the proposed scope of work. Since no SWPPP is required to be provided for this project, please also revise the maintenance and general erosion notes accordingly.

9. A couple of ESC symbols, shown on plan view, appear to be missing from the legend. Please include/list them all. Also, inlet protection can be removed since non applicable.
10. Please include standard details for all applicable ESC BMPs. Construction standard details are accessible through the Design & Construction manual tab located on the City's website. Make sure to also remove the "silt fence without wire support" detail since it does not match with our silt fence requirements.
11. Several page references, throughout the set of plans, appear to be inaccurate/misleading. Please revise.
12. Monument sign has to be at least 10' away from water main. Please revise the proposed location accordingly.
13. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the private ADA route(s) be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. It is relevant to note that during the inspection process, private ADA route(s) that exceeds the maximum allowable slopes will be rejected. There is no allowance given during construction. Staff therefore recommends revising all applicable drawings and construction details to design slope values.
14. ADA ramps are required at commercial entrances that pass through a sidewalk. Please include a drawing showing that the proposed sidewalk ramps across commercial entrance are ADA compliant.
15. In order to clearly show proposed contour line elevations on the site grading plan, please assign a different page for the spot elevations. Make sure to also match the grading and revise drainage elevations along swale. Staff recommends a 2% minimum drainage slope.
16. The sanitary sewer connection needs to require a cut-in wye, not just a wye.
17. Please include the building sewer stub & riser [SAN-1] standard detail and show a trenching & backfill construction detail.
18. Subgrade, shown in asphalt pavement detail, has to be "chemically stabilized" instead of just compacted. Make sure to also label or indicate what type of stabilization chemical will be used during the process. We require 6" granular base course with geogrid OR 6" granular base course with chemically stabilized subgrade.
19. Please show base extending 1' beyond back of curb.
20. Please label or indicate, on the pavement detail, the type(s) of asphalt mix to be used in the construction of surface and base courses.
21. While ornamental tree varieties are allowed within public easements and anywhere else on-site, please maintain a 5 -7 feet minimum horizontal separation between the edge of overstory tree and the edge of any utility line in order to prevent tree roots from growing into the utility pipe.
22. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.
23. Please provide a storm water memorandum, discussing the decrease in impervious pavement area and the exception that waives the storm water report requirement, in accordance with Section 5600 of the City's Design and Construction Manual.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The Langsford Road median design shall be four (4) feet wide and six (6) inches tall with a mountable nose; consistent with the designed and constructed median along Langsford Road east of M291. Engineering drawing/plans for the built median in reference east of M291 are available upon request.
2. The Langsford Road median shall be extended approximately 30 to 40 feet west to discourage any left-turn movements and u-turn circumvention, but not so far as to impede exiting traffic at the adjacent driveway (e.g. to a point near perpendicular with the east edge of the adjacent driveway or its exit trajectory).
3. Langsford Road median signing shall consist of a Keep Right Symbolic Sign with an Object Marker mounted below it according to MUTCD and City standards/specifications for each end of the median just beyond the mountable nose. The divided highway signs should not be used. A No U-Turn symbolic sign shall also be mounted on the back of the Keep Right sign for westbound traffic at the West sign location. The One-Way sign proposed is okay to remain in the plans. See City Standard Details and Specifications for installation and material requirements.
4. Pavement Marking approaching and alongside the Langsford Road median shall conform to City Standards/Specifications (See City Standard Details). Markings shall be high build paint material.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Clarify conflicts at water service meters. According to water department there is only one meter serving this site. The second well on site is a backflow device which would need to be brought up to current standards (including new vault) if it were to remain. Staff recommends eliminating pit mounted backflow device and provide new inside building.