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

Date: Monday, July 12, 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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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 then 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 Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Revise the City's Engineering Inspection phone number to (816) 969-1200.
2. Bottom elevation at discharging point along proposed swale must be below elevation 998.24 feet. Revise, as necessary.
3. Clearly label/show the path of the existing 8" water main running east and west, where already shown throughout the plans. (e.g. utility and landscape sheet)
4. Add information for or label the (dimensions of) bends intended to be used along the water service line.
5. The sanitary structure stable is missing one cleanout location (an additional structure name) and a second bend shown in plan view along the sanitary lateral. Revise, as necessary. Also, cut-in wye needs to be included in keyed note G, as well.
6. Within the asphalt paving detail added on sheet C11, revise "compacted" to "stabilized" subgrade, both in the table and in the cross-sectional view.
7. Base of proposed concrete slab must extend 1' beyond back of curb, as well. Add note on the concrete slab detail shown on sheet C11.
8. The City requires a 12"-thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe. Revise the trenching and backfill construction detail accordingly.
9. Except the construction of swale (grading work) and flume (pavement work), It does not appear that there are any storm (sewer) infrastructure intended to be built. Clarify as necessary or revise phase 2, activity 2 of the sequence of construction accordingly.
10. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.

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 2018International Fire Code.

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
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