

DEVELOPMENT SERVICES

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

Date: Tuesday, August 24, 2021

To:

Property Owner: TOWNSEND SUMMIT LLC Email:

Applicant: ANDERSON ENGINEERING INC Email:

Engineer: ANDERSON ENGINEERING INC Email:

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021307

Application Type: Commercial Final Development Plan

Application Name: Cooper's Hawk

Location: 540 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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	Corrections
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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC and the fire hydrant within 100 feet.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- The plans call for medium pavement. The pavement provided shall be capable of supporting 75,000-pound apparatus.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be uploaded.

2. Trash detail and concrete pad. Please show the trash detail refer to UDO Sec. 8.180-Architectural Characteristics. Please show the 30' concrete pad that is required in front of the trash enclosure refer to UDO Sec. 8.620-Parking Lot Design.

3. Mechanical equipment. Please show if the equipment will be roof mounted in a dashed line behind the parapet or if it will be on the ground covered by landscaping or a masonry wall. Please refer to UDO Sec. 8.180-Architectural Characteristics

4. Oil and gas wells. Please state whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.

5. Parking and Build Lines. Please show the parking and build lines.

6. Signs. It appears you are proposing 4 wall signs, the UDO only allows 3 wall signs by right. The fourth sign will need to be approved at Planning Commission. Please refer to the UDO Article 9-Signs. All four signs will need a sign permit when the building is being constructed.

7. Temporary Banner sign. Sign permit application can be filed when you are ready to post the temporary sign. Please refer to the UDO Article 9-Signs.

8. Drive aisle. The aisle pavement width between the two islands on the west side of the building appear to be short of meeting the minimum 24' requirement from front of curb.

9. Lighting. Will there be wall mounted lighting, if so please upload image and include them on the photometric plan. Please provide cut sheets for all proposed exterior light fixtures.

10. Fire lane. Please show a fire lane with heavy duty asphalt on the site plan.

11. Temporary Asphalt Curb. Please show a temporary asphalt curb on the plans and provided across the drive stub to Lot 4C-2 until such time as the abutting lot is developed.

12. Plaster Finish. Please submit a manufacturer spec for the plaster finish shown to be used on the cooler, east and north building.

13. Pervious and impervious coverages. Please show the pervious and impervious percent coverages.

14. Land Use Data. Please fix and check the data under Land Use Data. It is incorrect.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs, SWPPP and a copy of the MDNR Land Disturbance Permit.

2. Sheet C001:

- Please revise the phone number in the Street contact and Storm Water to 816-969-1800. Please revise.
- Please include "Final Development Plan" in the project title.
- Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
- Submit an Engineer's Estimate of Probable Construction Costs.
- Please remove the City's signature block, the plans will be stamped electronically.

3. Sheet C051: The perimeter silt fence needs to remain until vegetation is established. Please revise the ESC Staging Chart accordingly.

4. Sheet C101:

- Keynote 10 in the southwest corner of the site is in error. Please remove.
- The UDO requires concrete pavement extend for 30' as measured from the trash enclosure opening. Please include.
- The 90 degree turn in the sidewalk just east of Ramp #4 must meet slope requirements of a turning space. Please label and also include design information with the other sidewalk ramp designs.
- Please show and label temporary curb across the connection to the adjacent lot. Include a detail for the temporary curb, as well.
- Add a legend to this sheet.
- Please revise some of the hatching for clarity. As shown, it is difficult to distinguish between the different types of concrete proposed.
- Please better delineate the dry and wet curb locations, by line type, shading, etc.
- Show and label the curb cut required for proposed Ramp #7.

- Contours may be removed from this sheet for clarity.

5. Sheet C102: Review the proposed contours, it appears that they don't all tie back into existing contours. Revise as needed.

6. Sheet C103:

- Locate the proposed backflow vault to meet the requirements of Design and Construction Manual Section 6901.H.3.a.
- Please remove the grading from this sheet for clarity and clearly show and label all easements.
- Please revise to show connecting to the existing sanitary sewer service line rather than capping and installing a new service line.
- Please remove the FH radius graphic, the City does not use them to determine FH requirements.
- Please revise the 2.5" water service line material between the water main and the water meter to PVC. If it is revised to be smaller, please include "Soft Type K" in all callouts.
- Please include the type of connection for the domestic water line to the public main.

7. Sheets C201-C202:

- The crowns of all pipes entering a storm sewer structure must be at or above the crown of the pipe exiting the structure and there must be a minimum 0.2' or 0.5' drop across the structure depending on pipe alignment. Please review the storm sewer plan and revise where needed.
- Please label all incoming flowline elevations and clearly delineate whether the flowline is existing or not in the Profile views.
- Include Profile view scales.
- Please label all connections to existing structures to be by core drilling.
- Include "Modified" in the Curb Inlet C1 Profile view label.
- Please clearly indicate in the Plan view label if an existing structure is being adjusted.
- Relocate any overlapping text or graphics, such as pipe information in the Profile views, for clarity.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile views. Use hatching for clarity.
- Include "Nyloplast" in all Plan view Nyloplast structure labels.
- Please include a detail for the Structure D1 "Add-a-Tee" fitting.
- Please label all roof drain bends shown in Profile view.
- Connection to existing storm sewer must be made with a structure. Please revise the storm sewer plan to include a structure at the Line B connection.

8. Sheet C504; The City requires a minimum of 6" of aggregate below all pipes. Please revise the Storm Sewer Pipe Bedding table accordingly. Also relocate the text that is obscured by the hatching in the detail.

9. Sheet C506: If heavy duty asphalt is not proposed, remove the pavement section from the plan set.

10. Sheet C507: Please revise the ADA-ramp details to clearly show lengths and slopes of each line segment. Verify the City's design parameters (Section 5304.8 of the Design and Construction Manual and Table LS-5) are being met.

11. Sheet L100: Please clearly show and label all easements.

12. Sheet L200: Please revise General Note 1 to reference Missouri, not Kansas one call.

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