

DEVELOPMENT SERVICES

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

Date: Wednesday, September 15, 2021

To:

Property Owner: STAR ACQUISITIONS &
DEVELOPMENT LLC

Email:

Engineer: AGC Engineers, INC

Email: Rcowger@agcengineers.com

Applicant: STAR ACQUISITIONS & DEVELOPMENT LLC **Email:**

Architect: SCHARHAG ARCHITECTS

Email: SCHARHAGARCH@GMAIL.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021335

Application Type: Commercial Final Development Plan

Application Name: Oakview - Lot 3

Location: 1430 NE DOUGLAS ST, 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	Approved with Conditions
Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. PROPERTY LINE INFORMATION.

- None of the bearings labeled on Sheet 3 match the recorded plat. Where the measured bearings differ from the plat, list both and identify them as (M) and (R) accordingly.
- The property line dimension for the east-west segment coming off the northeast lot corner doesn't match the plat. List and identify the measured and recorded dimension.

2. ACCESS EASEMENTS. Identify the Private Access Easement covering Private Drive A and Private Drive B allowing ingress and egress to the subject property.

3. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be installed at the southeast corner of the parking lot where a future parking lot connection will be made to the abutting property to the south at the time of its development.

4. BUILDING ELEVATIONS.

- The building shall incorporate four-sided architecture. Extend the masonry base to all four sides of the building.
- Projections and/or off-sets shall be provided on all four sides of the building to break up the large wall planes.
- Incorporate vertical and horizontal architectural features to provide more visual interest and greater textural and material contrast.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Dena Mezger is an out of date contact for Public Works. Names aren't normally needed for the City's contact info, but feel free to include an up-to-date one.

2. Staff recommends increasing the font size of the street names shown within the vicinity map.

3. Remove SWPPP from general project note 1 since non-applicable for this project.

4. On the site plan sheet, show and label temporary curb across the connection to the adjacent lot. Include a detail for the temporary curb, as well.

5. The 90-degree turn in the sidewalk located just south of private drive A must meet slope requirements of a turning space. Label and also include design information (cross and running slopes) with the other sidewalk ramp designs.

6. Make sure to obtain the appropriate permission or temporary construction easement to perform grading and construction work outside of the property limits, as necessary.
7. Extend both northern and southern sit fence barriers up to the edge(s) of existing embankment located to the east, by the eastern property line.
8. In the legend shown on the utility plan sheet, add a symbol for the sanitary lateral bends/fittings. Make sure to also label them on plan view.
9. Revise the inaccurate location of leader B1 in the utility plan view. Make sure to also revise the B1 pipe material to Soft type K copper in the legend.
10. Location of reducers (from 1 in to 3/4 in), past the water meters, must be shown as well on plan view for the 4 domestic service lines. Make sure to also add a symbol for it in the utility plan legend.
11. Add/label the leaders for existing vs proposed grade lines within the profile view of storm line 2 shown on sheet 11.
12. Revise the thickness of aggregate base mentioned in CG-1 note 4 to 4" thick.
13. The City requires a 6"-thick minimum layer of granular bedding (aggregate fill) under utility pipe. Revise the trenching and backfill construction detail(s) accordingly.
14. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscaping plan meets this requirement.
15. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

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