

DEVELOPMENT SERVICES

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

Date: Thursday, October 14, 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections

1. Revise general project note 3 to state that all construction shall follow City of Lee's Summit's Design and Construction manual.
2. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, sidewalks that exceed the maximum allowable slopes at all will be rejected. There is no allowance given during construction.
3. On the grading and ESC plan, add/provide silt fence barrier along the northern property line. (i.e. approximately from proposed contour elevation 1030 down to proposed contour elevation 1025)
4. Staff recommends adding a note on the utility plan sheet about vertical clearance at crossings between utility lines to be 18" minimum.
5. Revise the proposed spot elevations over the concrete pavement area in order to improve the stormwater runoff drainage. A couple of corner areas appear to be susceptible to water ponding.
6. State where core drilling is expected to take place in order to connect new storm line to existing storm structure.
7. On the EOOPCC sheet, remove the cost items showing quantity = 0, item #13 and item #17. Make sure to also add cost items for the water line reducers, sanitary sewer cleanouts and sanitary sewer bends. Water linear footage estimation needs to be broken down into a 3/4 " water service and a 1" water service cost items.
8. Please provide a SWPPP report and a Missouri DNR permit.

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
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