

DEVELOPMENT SERVICES

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

Date: Wednesday, November 03, 2021

To:

Property Owner: MSE PROPERTY HOLDINGS
GROUP, LLC

Email:

Applicant: ROSE DESIGN BUILD - CHRIS BELL

Email: CHRIS@BUILDWITHROSE.COM

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2021414

Application Type: Commercial Final Development Plan

Application Name: Crash Champions

Location: 451 SE OLDHAM PKWY, LEES SUMMIT, MO 64081

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite the source of your information.
2. Will there be any wall mounted lights? If so please provide the manufacturer's specification sheets for proposed wall mounted fixtures.
3. All rooftop mechanical equipment shall be screened by a parapet wall to the height of the proposed RTUs. The north and east elevations show the RTU will be taller then the parapet wall. Please increase the height of the wall to meet the UDO's minimum standards.
4. In the Building & Lot Data table please provide the number of required/proposed parking spaces and impervious coverage.
5. The minimum standard for deciduous trees is 3". Please update the landscaping plans to reflect this UDO standard.
6. Informational only - All signs must comply with the sign requirements as outlined in the sign section of the ordinance.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. 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 fire department access to the south building shall be capable of supporting a 75,000- pound fire apparatus. Confirm constructon type.

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.
2. Sheet C1:
 - 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."
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.

3. Sheet C1.1: Please include the type of 6" curb and 2' curb & gutter and make sure standard details are of the same type.

4. Sheet C3:

- Connection to public water main is by cut-in tee. Please revise.
- A restrained valve is required on the fire line where it connects to the public main. Please add.
- Notes indicate the BFPD is interior to the building, but the drawing seems to indicate a vault. Please clarify. If in a vault, please locate it outside of the public easement as required by Design and Construction Manual Section 6901.H.3.
- Private fire hydrants shall be installed after the building's BFPD when located inside the building.
- Is the W7 keynote near the sand/oil separator actually indicating a private FH assembly? Please clarify.

5. Sheet C4.1: Please remove the sediment trap detail and add the inlet protection detail.

6. Sheet C5:

- Please revise "AB-3" to KDOT AB-3" in General Paving Note 3.
- Please add a 6" curb detail.

7. Sheet C5.2:

- Please replace the vault detail with the City's standard detail or remove if not required.
- Please revise the Trench Bedding notes to match the City's requirements.

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