

DEVELOPMENT SERVICES

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

Date: Wednesday, March 02, 2022

To:

Property Owner: MCCAFFREE FINANCIAL CORP **Email:**

Applicant: STATE PERMITS INC

Email: KATIE@PERMIT.COM

From: Mike Weisenborn, Project Manager

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:

Approved: See below for any conditions of approval.

Required Corrections:

Redesign Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. On sheet C7, the proposed 6" curb should not cross over the opening of the proposed concrete flume, to the east.
2. On sheet C7, does keyed note AQ refer to a 6' or 6" concrete curb ?
3. On sheets C8 and C8A, keyed note A appears to be pointing at the wrong location. Please revise.
4. On sheet C8A, revise the G998.55 proposed elevation at the low point of the swale, since it is higher than both the preceding G998.24 and the succeeding G998.0 middle elevations.
5. Revise the accuracy of the data for post-2 and post-3 drainage areas shown in the post-development stormwater runoff calculations table, on sheet C9.
6. In the concrete slab detail shown on sheet C11, revise detail note 5 to mention that "base must extend 1' beyond back of curb".
7. Update the landscape and irrigation sheets to reflect the changes (i.e. the new proposed flumes, to the northwest and northeast corners). A proposed ornamental tree might need to be relocated, as a result.
8. Revise the typical trenching detail shown on sheet IR-3.1 to show bedding aggregate to be placed from a level 6 inches (minimum) below the bottom of the pipe to a level 12 inches (minimum) above the top of the pipe.