

DEVELOPMENT SERVICES

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

Date: Monday, May 16, 2022

To:

Applicant: Lees Summit/Chipman Covenant Group LLC Email: margetichj@pacden.com

Engineer: HG CONSULT, INC Email: ksterrett@hgcons.com

Architect: CLARKITECTURE Email: CHRIS@CLARKITECTURE.NET

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022138

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Chipman

Location: 400 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. This was never uploaded.

Trash enclosure. You mentioned the trash enclosure spec are on the architectural plans. This seems to be overlooked. Please upload plans so we can verify that they meet the UDO requirements listed under Sec. 8.180. - Architectural characteristics. G. Trash enclosure.

2. This was never uploaded

Mechanical equipment. Please show in a dashed line where the mechanical equipment will be. If it is on the roof please show it being behind the parapet wall, or if it is on the ground please show it being screened. For more information refer to UDO Sec. 8.180. - Architectural characteristics.

3. This was never uploaded

Exterior wall mounted lighting. Please show specifications for all exterior wall lighting. Wall packs shall comply with the design standards of UDO Section 8.260.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Re-evaluate the limits of the area to be disturbed. If above 1 acre, a SWPPP report and a MDNR permit would be required.

2. J-hooks are intended to trap the muddy runoff flowing from uphill. Revise the direction(s) of J-hooks accordingly.

3. Extend the 10-year HGL upstream, and remove the "install 8" to 10" reducer" statement shown on sheet 5 since no longer needed.

4. Indicate the type of Portland Cement Concrete to be used, on sheet 10.

5. Revise the language of the trenching and backfill detail. 12 inches (minimum) of bedding aggregate is required above the top of the pipe.

6. Include the GEN-3A (ADA ramp) and the type CG-1 curb and gutter construction standard details.

7. Draw all the existing public utility lines on the landscape sheet. Provide a 5 feet minimum setback between the existing public utility lines and the proposed overstory trees. Also, there is an existing 20 feet wide U/E along the eastern property line. Only ornamental tree varieties are allowed within public easements.

8. Update the Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. Revise the (unit) price of 4" crushed stone and inlet protections. The quantity for construction entrances and inlet protections need to be revised as well. Also, replace the "connection to existing water main" item with "connection to existing storm inlet".

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Additional fire protection systems and assemblies may be required depending on the use of the building.

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.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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