

DEVELOPMENT SERVICES

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

Date: Thursday, September 07, 2023

To:

Engineer/Surveyor: Kevin Sterrett

Email: ksterrett@hgcons.com

Architect: GUY GRONBERG ARCHITECTS

Email:

Applicant: Matt Hendrickson

Email: matthewf.hendrickson@gmail.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023210

Application Type: Commercial Final Development Plan

Application Name: Douglas Corner, Lot 1C - Retail Building

Location: 150 NE TUDOR 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:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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<p>1. Mechanical Screening - Please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer's specification sheets for proposed mechanical equipment to be used. Mechanical equipment is roof mounted. See architectural plans provided.</p> <p>2. Building Elevations – No elevations were provided. Please submit elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. Show the location, size and materials to be used in all screening of rooftop mechanical equipment. On the elevations show a dashed line indicating the roof line and rooftop mechanical equipment. Architectural plans are now provided and show the dashed line for the roof top and mechanical equipment</p> <p>3. Floor Plan – Please provide a floor plan showing dimensions and areas of all floors within proposed buildings and structures. Floor Plans are now provided.</p> <p>4. Trash enclosures – Provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. Trash enclosure details are shown on the architectural plans, now provided.</p> <p>5. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act. Acknowledged.</p> <p>6. Signs - All signs must comply with the sign requirements as outlined in the sign section of the ordinance No signage is shown at this time, but will be as tenants are identifies and permits applied for.</p>			
Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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<p>1. Please provide</p> <ul style="list-style-type: none">- Engineer's Estimate of Probable Costs. Provided.- MDNR Land Disturbance Permit. Provided.- SWPPP. Provided. <p>2. Identify on the plans the limits of the public water main extension and the private water/fire lines. Provide a backflow prevention device on the plans and in the details. As shown on the Utility Plan, the 6" main is being extended, FH relocated and line taken into the building for fire suppression. Backflow valves and RPZ are inside the building and shown on the MEP plans. A note has been added for reference. The domestic lines is connected from the 6" line.</p> <p>3. Provide details for the connection to the existing water main and sanitary sewer, including valve locations. As shown on the Utility Plan, the 6" main is being extended, FH relocated and line taken into the building for fire suppression. The sanitary service is a grinder pump from the building connected to the relocated force main from the restaurant.</p> <p>4. Please provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are included. A blown up detail of the ADA ramp areas has been added to the grading plan.</p>			
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge	Plans Examiner	Corrections

1. 1-1/2" meter requires a 1" tap and connection between main and meter.

The water service line size has been revised to show a 1" line on the Utility Plan.

Action required: Modify design to comply.