

DEVELOPMENT SERVICES

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

Date: Tuesday, January 28, 2025

To:

Property Owner: VIVION PROPERTIES LLC

Email:

Applicant: Todd Minnis

Email: todd@drivenassets.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024199

Application Type: Commercial Final Development Plan

Application Name: Take 5 Oil and Tire

Location: 400 NE M 291 HWY, 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	Ian Trefren (816) 969-1605	Planner ian.trefren@cityofls.net	Not Required
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1. There appears to be no fall at storm field inlets and storm manholes. A minimum of 0.5 feet of fall is required. Correction required. 0.5' of fall was added to all structures that this was able to be achieved at. There were some structures with cover issues so a 1% slope was shown at these inlets.
2. Area inlets are called-out on the plans, but no detail is provided for an area inlet. A field inlet detail is provided. Correction required. The callout has been updated from area inlet to field inlet.
3. If area inlets are desired, callouts for the openings were missing (e.g., east, west, north, south). Correction required. Directions have been called out on structures.
4. "Yard Inlet" does not appear to be defined within the plans. Correction required. Yard inlet has been called out on the plans. on sheet C-4.4.
5. You have removed the above-ground detention basin, but left the flume in-place with an undefined field inlet to the east of the flume ostensibly to collect stormwater from the parking lot via the flume. Wouldn't it be easier to construct a curb inlet at the edge of the parking lot rather than a flume and overland flow? Doesn't seem to make sense to go overland with long term erosion issues. It will also eliminate some pipe quantities. Correction required. A new inlet has been added. The inlet is the grassed area is required in order to meet the allowable release rate requirements.
6. Grading plan shown on Sheet C2 shows contours within the flume backwards. The contours should be reversed to provide proper drainage. Correction required. The flume has been removed and the contours have been updated.
7. Grading plan shown on Sheet C2 shows contours at the end of the underground detention basin discharge backwards, immediately adjacent to MoDOT right of way. You are proposing a berm rather than a swale at the end of the pipe which is not going to be acceptable. The contours should be reversed to provide proper drainage. Correction required. Contours have been updated.
8. Despite the elimination of the above-ground detention basin, the underground detention system does not appear to have changed since the previous submittal. Is 5,488 cubic feet of storage going to be sufficient for the 100 year event? Did you utilize the appropriate hydrograph? It appears this figure is shown in the appendix for the 100 year design storage volume, and there is concern this figure is low. Compared to the previous stormwater report which presented an underground storage volume of just over 7000 cubic feet, and just over 5000 cubic feet in the above-ground detention basin(which was deleted). I am confused at what happened in the calculations. Evaluate and correct if appropriate. Yes, the underground is sufficient. The underground was always oversized back to when we originally had an earthen pond. We were directed to change the pond to include the emergency spillway, 1' of freeboard, etc. and the pond volume grew as a result. The pond area was calculated as being impervious, but it is no longer there and is now pervious. The underground system is adequately sized for this site for the 100 year event.
9. Add the following to Sheet C2-2: 1) 100 year design storage volume. This shall be updated prior to substantial completion to ensure the storage volume is achieved for the 100 year event. Correction required. 100-design storage volume has been added
10. MoDOT approval required in the form of an email for the storm discharge within their right of way prior to formal approval. Informational comment. Understood. We are going through permitting with them as well and will send when they provide it.
11. Cost estimate for sitework required prior to formal approval. Informational comment. Understood. This will be provided when the design is finalized.

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.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural, structural, & MEP designs are not being reviewed under this report.

Action required: Comment is informational.