

PLANNING AND DEVELOPMENT

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

Date: Tuesday, January 14, 2014

To:

Property Owner: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

Applicant: LBP V LLC Email: matcheson@ceahrealtors.com Fax #: (816) 875-2302

Engineer: DAVIDSON ARCHITECTURE & ENGINEERING Email: brent@davidsonAE.com; justin@davidsonAE.com Fax #: (913) 451-9391

Other: DAVIDSON ARCHITECTURE & ENGINEERING Email: brent@davidsonAE.com; justin@davidsonAE.com Fax #: (913) 451-9391

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013143

Application Type: Commercial Final Development Plan

Application Name: LAKEWOOD BUSINESS CENTER OFFICE BUILDING, LBPV

Location: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The heavy duty asphalt pavement section shown as an alternate on Sheet C4.4 is not in compliance with the Unified Development Ordinance (UDO) Article 12. The typical section references a geotechnical report which the City does not have in its possession. At a minimum, the City would need to review the report and the recommendations contained within it prior to deviating from the UDO requirements. The report must state that the proposed pavement section will meet or exceed the standard design specified in the most recent version of the UDO which has been updated since 2010.

2. The private backflow preventer vault is shown within a public easement and on top of underground power. This is not allowed. It is acceptable for the restrained valve to be within the easement provided it is not on top of the underground electric line, but the backflow preventer vault must be completely outside the limits of the easement.

3. Engineer's estimate appeared very low for the following items: 1) 4' ID Manhole (very low compared to recent estimates), 2) fire hydrant (somewhat low based on recent estimates), and 3) backflow vault and double check backflow preventer (extremely low compared to recent estimates).

4. Engineer's estimate appeared to be missing the following items: 1) thrust blocks, 2) backing blocks, 3) sanitary sewer wye connection, 4) aggregate base for heavy duty asphalt sections, 5) water valve vaults, 6) 12" by 6" water line tee.

5. Engineer's estimate included a 12" by 6" tapping sleeve. A tee is to be installed rather than a tapping sleeve.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Provide fire lane signage along the north/south lane just to the west of the transformer pad, FDC and hydrant.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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