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**PLANNING AND DEVELOPMENT****Commercial Final Development Plan  
Applicant's Letter**

**Date:** Monday, April 03, 2017

**To:**

**Property Owner:** TRD REAL ESTATE LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**Fax #:** (913) 451-9391

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**Fax #:** (913) 451-9391

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2017021

**Application Type:** Commercial Final Development Plan

**Application Name:** BOB SIGHT QUICK LANE

**Location:** 607 NW BLUE PKWY, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and Codes Administration 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. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C1.1, C1.3, and C3.3: The previous applicant letter dated Mar. 15, 2017 requested the valve prior to the water meter be eliminated. This re-submittal, however, eliminated the unnecessary and undesired valve, but no longer shows a water meter, and no longer shows a separate tap into the 12" public water main along Blue Pkwy like it did on the previous submittal. In other words, the current plan does not meet the requirements of the Design and Construction Manual. Since the 12" public water main is on the same side of the street as the connection point, a separate domestic water tap is required as per the Design and Construction Manual. Please show a separate tap to the 12" water main in the same general location as shown on the previous submittal, with no valve, and ensure it is within the utility easement or right of way. We will not require a full resubmittal, but a full set of revised Sheets C1.1, C1.3, and C3.3 will be required. If there are any questions about this matter, please do not hesitate to contact me directly at (816) 969-1812.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending
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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 2012 International Fire Code.

For information only.

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