

PLANNING AND DEVELOPMENT

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

Date: Thursday, April 06, 2017

To:

Applicant: LBP V LLC

Email: matcheson@ceahrealtors.com

Fax #: (816) 875-2302

Property Owner: LBP V LLC

Email: matcheson@ceahrealtors.com

Fax #: (816) 875-2302

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

From: Shannon McGuire, Planner

Re:

Application Number: PL2017058

Application Type: Commercial Final Development Plan

Application Name: LBPV-A

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

Electronic Plans for Resubmittal

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:

Planning Review	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide the manufacture's specification sheets for proposed exterior lighting for both pole and wall mounted fixtures. These may be submitted on an 8.5x11 sheet.

2. Please provide light pole details. These may be submitted on an 8.5x11 sheet.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comments #7, #14, #17, and #22 of the applicant letter dated Mar. 24, 2017. Site-specific plans for the ADA-accessible ramps at the intersection of Jones Industrial Dr. and Independence Ave. were not provided. Instead, Sheet C2.3, detail #2 shows an interior ADA spot elevation plan for the area within the northeast portion of the parking lot. This is private, and we do not necessarily require this as part of the Final Development Plan Review. We do, however, require all public ADA-accessible ramps to be detailed, and the one at Jones Industrial Dr. and Independence was missing. In addition, the details shown at the new commercial entrance are close to meeting the requirements of Section 5304.8, but were missing the following: 1) running slope and cross-slope for the ramp, 2) running slope, cross-slope and length of ramp extension to transition from curb ramp to sidewalk, 3) transitions between ramp to curb and from ramp to sidewalk, 4) transition curbs along back of sidewalk or grading, as needed, to blend ramps into surrounding slopes, 5) location of type of steel tie bars, 5) cross-sections of ramps. Section A-A will be along the long axis of the ramp. Section B-B will be across the width of the ramp. Section C-C will be along the curb opening of the ramp. Finally, Sheet C4.2, detail #1 is still showing a ramp cross slope of 2% rather than a design slope of 1.5%, with a 2.00% maximum cross-slope.

2. Rather than provide a complete re-submittal, the City is ok with re-submittal of Sheet C2.3 and C4.2.

3. The Engineer's Estimate of Probable Construction Costs dated Mar. 30, 2017 appeared to be missing the following items: 1) aggregate base for light duty asphalt pavement, including the area one (1) foot beyond the back of curb, and 2) geogrid or subgrade stabilization, including the area one (1) foot beyond the back of curb.

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 of fire fighters and emergency

responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

For information only.

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