

PLANNING AND DEVELOPMENT

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

Date: Friday, April 14, 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:

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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<p>1. Please refer to comment #1 of the applicant letter dated April 7, 2017. Specific design details for the east ADA-accessible ramps must be submitted in accordance with Section 5304.8 of the City of Lee's Summit Design and Construction Manual. In addition, Sheet C2.3 references a generic detail which does not appear to apply in this instance. In particular, the following items were missing for the east ADA-accessible ramps: 1) running slope and cross-slope of the ramps, 2) running slope and cross-slope for turning spaces, 3) running slope, cross-slope and length of ramp extension to transition from curb ramp to sidewalk, and 4) cross-sections of the ramp, including section A-A, B-B, and C-C as described in Section 5304.8.</p>			
<p>2. Please refer to comment #1 of the applicant letter dated April 7, 2017. Specific design details for the west ADA-accessible ramps must be submitted in accordance with Section 5304.8 of the City of Lee's Summit Design and Construction Manual. In particular, the following items were missing for the west ADA-accessible ramps: 1) running slope and cross-slope of the ramps, 2) running slope, cross-slope and length of ramp extension to transition from curb ramp to sidewalk, and 3) cross-sections of the ramp, including section A-A, B-B, and C-C as described in Section 5304.8. It should be noted that these design requirements also apply to the ADA-accessible portion of the driveway, and should be shown on the plans.</p>			
<p>3. Please identify the round symbol shown within the radius of the sidewalk at the intersection of Jones Industrial Dr. and Independence Ave. Is this a light pole? It appears to be in the middle of the radius.</p>			
<p>4. Please be aware that the City has adopted these new detailed design standards as of Oct. 2016, and are being implemented to eliminate the need for "in-the-field" design of ADA-accessible ramps. In many cases, it was later determined that the design concept for placement of a particular type of ADA-accessible ramp would not work given the grading plan, existing features, and right of way.</p>			

Planning Review	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	No Comments
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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 to 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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