

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, May 08, 2017

**To:**

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com  
Fax #: (913) 451-9391

**Property Owner:** JOHN CROWNHART

Email: JCROWHART@CONTROLSERVICES.COM  
Fax #: (816) 600-5899

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

Email: Justin@DavidsonAE.com  
Fax #: (913) 451-9391

**Property Owner:** RPWC HOLDINGS LLC

Email: matcheson@ceahrealtors.com  
Fax #: (816) 875-2302

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2017068

**Application Type:** Commercial Final Development Plan

**Application Name:** CONTROL SERVICE COMPANY, INC.

**Location:** 3621 NE AKIN DR, LEES SUMMIT, MO 64064

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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.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

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<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. On Sheet L1.1, revise the street name for the east/west portion of NE Akin Drive. This portion of street was renamed to NE Morgan Drive. In addition, reference the NE Morgan Drive within the appropriate landscape calculation area for the street frontage calculation.

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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. The grated inlet conversion does not appear to be properly detailed. A note is provided, but no reference to the sheet number, detail number, and the detail sheet does not appear to show how this will be accomplished. Please provide a complete detail, including reference notes listing the detail number and sheet number on Sheets C1.1, C1.2, and C3.2.

2. Please ensure the elevations of the grated inlet conversion allow for proper drainage to the grated inlet. Please review the elevation plan and ensure stormwater will be directed to the grated inlet.

3. The Engineer's Estimate of Probable Construction Costs appeared to be missing the grated inlet conversion.

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<b>Fire Review</b>	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.

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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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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