

September 6, 2017

Christina Stanton, Senior Planner
City of Lee's Summit, MO
Planning and Development
220 SE Green Street
Lee's Summit, MO 64063
816.969.1600

Re:
Application Number: **PL2017168**
Application Type: **Commercial Final Development Plan**
Application Name: **Pine Tree Plaza**
Location: **300 SW BLUE PKWY, LEES SUMMIT, MO 64063**

Dear Christina Stanton,

This letter is in response to your review comments, received in your letter dated August 21, 2017. You will find your comments in **bold** and our response in *italics*.

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.**

Acknowledged

- **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.**

Acknowledged; Attached to the resubmittal is the CD with the requested TIFF formatted files.

- **Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).**

Acknowledged; Attached to resubmittal is the CD with the requested PDF's.

- **Studies – Studies, such as storm water and traffic, shall be provided in Portable Document Format (PDF).**

Acknowledged Attached to resubmittal is the CD with the requested PDF's.

- **It is requested that each plan sheet be a maximum of 2MB. Please contact Staff with any questions or concerns.**

Acknowledged

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.

Acknowledged

Review Status:

Approved: See below for any conditions of approval.

Acknowledged

Required Corrections:

Planning Review

Christina Stanton

Senior Planner

(816) 969-1607

Christina.Stanton@cityofls.net

Approved with Conditions

1. Provide cross-hatching between the islands with the accessible spaces and the building.

Acknowledged; All improvements plans have been revised to show a 23' x 28.38' cross-hatched area between the islands and the building's entrance. Note 8 has been added to C1.0 calling for 4" wide yellow stripping spaced at 2'.

2. Utilize the City approved standard accessible sign, R7-8 (without the double arrow).

Acknowledged; Detail 004 on sheet C6.0 has been revised to call for accessible sign to be "R7-8 without double arrow"

Engineering Review

Sue Pyles
Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

No Comments

Acknowledged

Fire Review

Jim Eden
Assistant Chief
(816) 969-1303
Jim.Eden@cityofls.net

Approved with Conditions

Acknowledged

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.

Acknowledged

2. Use of the building during construction and demolition shall be in accordance with Chapter 33 "Fire Safety During Construction and Demolition" of the 2012 International Fire Code.

Acknowledged

Traffic Review

Michael Park
City Traffic Engineer
(816) 969-1820
Michael.Park@cityofls.net

No Comments

Acknowledged

This concludes our response to your comments. We have attached revised sheets for your review. These revisions were based on comments the City provided. Please feel free to give us a call should you have any further questions or concerns.

Sincerely,
Henry C. Klover
President

CC:
Attachments: