

PLANNING AND DEVELOPMENT

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

Date: Tuesday, November 07, 2017

To:

Property Owner: MARION RIDGE SAFETY
STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

Applicant: LSMBO OWNER, LLC (TIM BREECE)

Email: TIM.BREECE@TDCAPTIALI.COM
Fax #: <NO FAX NUMBER>

Engineer: SHAFER KLINE & WARREN INC

Email: JON.BOREN@SKW-INC.COM
Fax #: (913) 888-7868

Architect: ACI BOLAND

Email: mhunter@aci-boland.com
Fax #: (816) 763-9757

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017211

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT SURGICAL CENTER

Location: 2801 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 Development Services 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-1/2"x11", 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:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Detectable warnings are not required at the ADA-accessible ramps at the entrances. Please revise as required throughout the plan set.
2. Sheet C12: Show the existing storm sewer d/s of Structure EX1.
3. Sheet C14: It would appear that the labels for CI EX2 & EX3 are reversed.
4. Sheet C14: The structure labeled JB EX5 is labeled EX3A elsewhere in the plans. Please reconcile.
5. Sheet C14: The 0.33 ac roof drainage area includes a label referring to 10B. Verify if 10B is correct, or revise to the correct structure. Reconcile with the drainage calculations.
6. Sheet C14: It appears that the drainage area boundary for CI 10H isn't correct. Please review and revise as required.
7. Sheet C15: The structures d/s from 10I & 11A are incorrectly shown as 10E & EX CI. Please revise.
8. Include a line item for wattle ditch checks in the Engineer's Estimate of Probable Construction Costs.

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.