

DEVELOPMENT SERVICES

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

Date: Monday, June 17, 2019

To:

Property Owner: MCBOB LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Fax #: (913) 451-9391

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2019193

Application Type: Commercial Final Development Plan

Application Name: ADDITION TO LEES SUMMIT SUBARU

Location: 2101 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

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 shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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:

Required Corrections:

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Maintain access to FDC.

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 2018 International Fire Code.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Trash enclosure-Sheet A1.1 says to reference sheet A4.3 for the design of the new trash enclosure, but sheet A4.3 was not submitted. Please submit the missing sheet. Trash enclosure shall meet the design requirements of Section 8.180.G of the UDO.

2. Lighting plan-will there be new lighting added on to the new construction? If so, please submit the plan along with manufacturing specifications. All lighting must meet the UDO requirements in Article 8.

3. Floodplain-Please update and cite the most recent floodplain information.

4. ROW-Please label the ROW width along Independence Avenue.

5. Sidewalk width-Please label the existing sidewalk width.

6. Utility easements-Please label all existing utility easements.

7. Parking-Please update all parking count information.

8. Oil and gas-Please add a note stating if there are any gas or oil wells present and use and label the MDR website as the source of information.

9. Airport form 7460-Please submit form 7460 to the FAA and send us a copy of the feedback for the building permit.

10. Landscaping-currently on the northern limits of the parking, you have the areas at the ends of the parking bays striped. Please modify this so that the two corners have curbed landscape islands, as required under Section 8.810.B.

Engineering ReviewGene Williams
(816) 969-1223Senior Staff Engineer
Gene.Williams@cityofls.netCorrections

1. Sheet C1.4: Please change note 2 which references the wrong City. This should read "City of Lee's Summit Development Services Department".

2. Sheet C1.4: Where will the trench drain be directed? It appears to daylight to the north. This would appear to have an adverse impact on the property to the north.

3. Is there any increase in the amount of impervious area? If so, how much is the increase? Are exceptions warranted to detention based on the Design and Construction Manual?

Traffic ReviewMichael Park
(816) 969-1820City Traffic Engineer
Michael.Park@cityofls.netApproved with Conditions

1. Do these changes/improvements impact truck (semi-tractor trailer and vehicle delivery) circulation on site? So long as truck circulation can be done on-site and shall not require backing from Independence Ave. and loading/unloading activity from Independence Ave. is not allowed; then traffic has no comments on the FDP.