

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, August 27, 2019

**To:**

**Property Owner:** LBC DEVELOPMENT CORP

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** <NO CONTACT NAME AVAILABLE>

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** CROCKETT ENGINEERING  
CONSULTANTS

**Email:** JEILER@CROCKETTENGINEERING.COM

**Fax #:** <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019262

**Application Type:** Commercial Final Development Plan

**Application Name:** KANSAS CITY SURGICAL AND DENTAL OFFICE

**Location:** 2931 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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**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.

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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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

### **Required Corrections:**

<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 2018 International Fire Code.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Fire lanes shall be capable of supporting 75,000- pounds. Confirm heavy duty asphalt locations.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PARKING SPACES. Revise the calculated number of parking spaces for the future building expansion listed in the Calculation table on Sheet CE 5 from 10 to 12.

2. PARKING LOT CURBING. Either CG-1 curbing or temporary asphalt curbing shall be installed along the south boundary of the parking lot/access drive where the pavement will be extended in the future for the development of the property to the south.

3. TRASH ENCLOSURE. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. The plans currently show a concrete approach 20 feet in length.

4. ACCESSIBLE PARKING SIGN. Revise the detail on Sheet CE9 to show a minimum sign mounting height of 5'-0" above grade, measured to the bottom of the sign.

5. LANDSCAPE PLAN. Revise the last general note on the plan to read, "Open areas not covered with other materials shall be covered with sod." Seeding of open areas is not allowed in this case.

6. ARCHITECTURE.

- Label all of the proposed exterior material colors on Sheet A-201.

- It isn't clear on the building elevations if any vertical and/or horizontal offsets or projections are proposed for the building walls. The City's Unified Development Ordinance requires these types of features in order to break up the large wall planes.

7. MONUMENT SIGN. For your information, approval of the final development plan does not constitute approval of the monument sign that is included in the architectural drawings. The monument sign goes through a separate sign permit approval process. As currently depicted on the architectural drawings, the monument sign exceeds the

maximum allowable overall structure size of 96 sq. ft.; the monument has an overall structure size exceeding 100 sq. ft.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please provide a separate plan set for the public water main extension. Provide sufficient reference notes on the Final Development Plan which direct the contractor and inspector to the separate set of public water main extension plans.
2. Please move the backflow vault outside the limits of the easement. It appears to slightly encroach upon the easement.
3. Please indicate the sizing of the domestic and irrigation water meters.
4. Service lines (i.e., domestic or irrigation lines) from the water main to the meter must be either 3/4", 1", 2", or 3". 1.5 inch service lines are not allowed.
5. It is not clear what is meant by "future expansion". A separate water meter is shown serving this future expansion, and this is typically not done until a future Final Development Plan is submitted for the future building expansion.
6. Please reference standard drawing WAT-11 contained elsewhere in the plan set on the Utility Plan sheet.
7. Please show how the backflow vault will be drained. There are several ways this can be done. Either by providing a hole in the sump and daylighting, connection to a storm sewer box, or construction of an infiltration trench. Otherwise, the backflow vault will fill with water.
8. Sheet CE6: Please show the extension of MoDOT Type 5 aggregate base beneath the pavement, a minimum of one (1) foot beyond the back of curb.
9. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the estimate are: 1) storm lines greater than 6 inches diameter, 2) storm boxes and connections to existing storm boxes, 3) water lines, 4) backflow vaults, 4) fire hydrants, 5) valves, valve boxes, fittings, elbows, tees, 6) sanitary sewer service lines, 7) pavement and sawcutting, 8) curb and gutter, 9) subgrade including the aggregate base extended a minimum of one (1) foot beyond the back of curb, 10) grading to achieve proper drainage, 11) grading for parking lot, 12) erosion and sediment control devices and measures, and 13) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Although a private roadway/driveway intersection, stop signs are recommended either north-south approaches or east-west approaches (two-way stop) to establish traffic control.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Note E on Sheet CE3 indicates that a 1.5 inch water line is to be installed. I assume that a 1.5 inch water meter is to be installed. This meter is installed on a 2inch corp on the main and requires the use of 2" Type K copper piping. Please make clarifications on the plans.
2. Not G on Sheet CE3 does not indicate the size of meter assembly to be used for the irrigation system. Please provide additiona information on the plans note.