

DEVELOPMENT SERVICES

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

Date: Friday, September 13, 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

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:

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. No connection of the "future domestic water line" can be made at this time. When the future building expansion is desired, the connection can be made at that time. Please delete the connection on Sheet CE3.

2. Comments concerning the public water main extension shall be sent to you separate from these comments. Please ensure those comments are incorporated into the Final Development Plan, in particular, Sheet CE3.

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

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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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.