

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, January 23, 2020

**To:**

**Applicant:** RANDALL DOVER ARCHITECT

Email: RD@RDOVER.NET

Fax #: <NO FAX NUMBER>

**Engineer:** CATALYST DESIGN GROUP

Email: PPIERCY@CATALYST-DG.COM

Fax #: <NO FAX NUMBER>

**Property Owner:** PREMIERLIFE REAL ESTATE  
HOLDING

Email:

Fax #: <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2019401

**Application Type:** Commercial Final Development Plan

**Application Name:** DCI - LEE'S SUMMIT

**Location:** 2001 NW SHAMROCK AVE, LEES SUMMIT, MO 64081

---

**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 multi-page 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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	-----------------------------------------	-------------

---

1. Comments 6 & 7 from the Applicants Letter dated 12-20-19 were not addressed.
- #6 - Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used (roof or ground mounted).
- #7 - Please show the location, size and materials to be used in all screening of rooftop mechanical equipment. A dashed line indicating the roof line and rooftop mechanical equipment.
- #7 may be best addressed by dashing in the location/height of the RTUs on sheets A5.0 & 5.1.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
---------------------------	---------------------------------	-----------------------------------------------------	--------------------------

---

1. The Engineer's Estimate of Probable Construction Costs must be submitted prior to approval of the Final Development Plan. A lump sum estimate is not sufficient. The estimate must be sealed, itemized, and include all site development costs, including unit prices for each activity. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total, plus a nominal \$100 per trip fee for water sample observation and collection, and a nominal right of way fee of \$80.
2. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.
3. Prior to any activities within the right-of-way, a separate temporary traffic control permit is required. The permit application is available online. Please contact (816) 969-1800 to obtain the required permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	------------------------------------------	--------------------------

---

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.

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