

DEVELOPMENT SERVICES

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

Date: Friday, June 26, 2020

To:

Property Owner: C82 MESA LLC

Email:

Applicant: CASCO + R5

Email: MARK.BROMEIER@CASCOCORP.COM

Other: Steve Dahms

Email: Steve.Dahms@cascoCorp.com

: Brent Johnson

Email: brent@midlandgeneralcontractors.com

From: Shannon McGuire, Planner

Re:

Application Number: PL2020162

Application Type: Commercial Final Development Plan

Application Name: Starbucks and Future Medical Office Development

Location: 155 SW M 150 HWY, LEES SUMMIT, MO 64082

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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The new RTUs on do not seem to be screen on all sides. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director. Please provide details on how you propose to screen the RTUs.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Please include a general note stating that all construction shall follow the City of Lee's Summit's Design and Construction manual.

2. Please show/label the proposed water meter size, on the utility sheet.

3. Please show/label the proposed water main tap size, on the utility sheet.

4. Please show/label the existing 8" water main size, on the utility sheet.

5. Please show/label the location of the existing fire hydrant on-site, on the utility sheet. Make sure to indicate if relocating the fire hydrant would be necessary.

6. Please show/label the purpose of the ¾" water line, on the utility sheet. If the purpose of the ¾" water line is to supply the hose bib by the trash enclosure, please mention within the associated leader. Also, the line for the hose bib must not be tapped into the service line or water meter. It will most likely be connected internally to the building.

7. Please revise to 8" x 4" cut-in wye for sanitary sewer lateral connection, on the utility sheet.

8. Please indicate the width of the private sidewalk within the set of plans.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. Water meter appears to be oversized. Provide calculations to justify use of 2" water meter. If intended for irrigation, provide irrigation system design including location and method of backflow protection.