

DEVELOPMENT SERVICES

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

Date: Thursday, July 09, 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	No Comments
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Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Please submit the revised engineering set of plans in a multipage pdf format.
2. Since the proposed water line size is 2", please add a "2" water main tap" leader pointing at the proposed connection location, along the 8" water main. Feel free to include the additional info either in the labels (leaders) or in the notes.
3. Please list the pipe material for the 2" water line to the building and for the ¾" hose bib line. Please include the additional info either in the labels (leaders) or in the notes.
4. Please revise cut-in wye dimensions to 8" x 4" for sanitary sewer lateral connection, on the utility sheet.

Fire Review	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 2012 International Fire Code.

The Starbucks fire area shall be designed to keep the occupant load less than 100, or an automatic fire sprinkler system will be required. Confirmed at building permit review.

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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