

DEVELOPMENT SERVICES

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

Date: Sunday, September 13, 2020

To:

Property Owner: COS BROTHERS RE LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020257

Application Type: Commercial Final Development Plan

Application Name: COSENTINOS - WAREHOUSE MODIFICATION

Location: 2301 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:

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. Please provide a signed application and a signed/notarized ownership affidavit from.
2. Please provide the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.
3. Will there be any new lighting? If so please show the location, height, intensity and type of outside lighting fixtures. Also please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines and the manufacturer's specification sheets for proposed exterior lighting.
4. Will any existing landscaping (shrubs or trees) be removed. If so please provide a landscaping plan that shows the landscaping to be removed and where it will be replaced.
5. Please provide a standard detail for the proposed CG-1 curb.
6. Please provide elevations of the building showing the proposed new overhead door, including notation indicating building materials to be used.

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer
Loic.Nguingiri@cityofls.net

Corrections

1. On the cover sheet, please include the following items:
 - o "Cosentinos - Warehouse modification" as project name
 - o Developer's contact information
 - o Table of contents
2. Please seal and sign the set of plans.
3. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.
4. Please include the CG-1 curb construction standard detail.
5. Please revise general note to mention "Article 8" instead of "Article 12", on to the cover sheet.
6. Show location of all oil/gas wells, or indicate none are present, and cite the source.
7. Plan view calls for new asphalt pavement but pavement detail shows new concrete pavement. Please clarify which one is intended to be installed and revise plan, as needed.
8. Please make sure to show proper drainage on-site along with spot elevations.

Traffic Review

Michael Park

City Traffic Engineer

No Comments

(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

No Comments