
DEVELOPMENT SERVICES

Commercial Final Development Plan Applicant's Letter

Date: Wednesday, November 11, 2020

To:

Property Owner: LEES SUMMIT SCHOOL DIST R 7 Email:

Applicant: GOULD EVANS

Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2020297

Application Type: Commercial Final Development Plan

Application Name: LSR7 - LSHS 2020 ATHLETIC FIELD IMPROVEMENTS

Location: 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

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:

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 2018 International Fire Code.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a vicinity map with north arrow indicating the location of the property within the City.
2. Will there be new ground or roof top mounted mechanical equipment? If so please provide the manufacturer's specification sheets for proposed mechanical equipment to be used. Please also show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
3. On the elevations of all sides of proposed buildings please provide notation indicating building materials to be used on exteriors and roofs.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The stormwater study utilized the wrong methodology. Although the Comprehensive Control Strategy was discussed, the pre-versus-post development criteria was used. Please revise report and plans as appropriate.
2. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The estimate should include only those items reviewed or inspected by the engineering group. This would include all pavement, grading to establish proper drainage, stormwater lines and structures, water lines and valves, detention basin, sanitary sewer lines and manholes and cleanouts, erosion and sediment control devices, final restoration including sodding, seeding, fertilizer, mulch, and topsoil.

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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