

DEVELOPMENT SERVICES

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

Date: Wednesday, November 11, 2020

To:

Property Owner: REORGANIZED SCHOOL DIST NO 7
Email:

: GOULD EVANS

Email:

From: ,

Re:

Application Number: PL2020299

Application Type: Commercial Final Development Plan

Application Name: LSR7 - LSN - 2020 ATHLETIC FIELD IMPROVEMENTS

Location: 901 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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 |
|--------------------|----------------------------|--|--------------------------|

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 and local amendments.

| | | | |
|------------------------|-----------------------------------|---|-------------|
| Planning Review | Shannon McGuire (816) 969-1237 | Planner Shannon.McGuire@cityofls.net | Corrections |
|------------------------|-----------------------------------|---|-------------|

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.

| | | | |
|---------------------------|---------------------------------------|---|-------------|
| Engineering Review | Gene Williams, P.E. (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------------|---|-------------|

1. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. This estimate should only include those items reviewed or inspected by the engineering group. This would include grading to establish proper drainage, storm lines greater than 6 inches, pavement, sanitary sewer lines and structures, water lines, and 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 |
|-----------------------|--------------------------------|--|-------------|

| | | | |
|------------------------------|------------------------------|---|-------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | No Comments |
|------------------------------|------------------------------|---|-------------|
