

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, November 12, 2020

**To:**

**Property Owner:** SCHOOL DISTRICT 7  
REORGANIZED

Email:

**Applicant:** DLR GROUP

Email:

**Engineer:** OLSSON ASSOCIATES

Email:

**Other:** MCCOWN GORDON CONSTRUCTION LLC    Email: MDUNLAP@MCCOWNGORDON.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020259

**Application Type:** Commercial Final Development Plan

**Application Name:** Middle School #4 - Bailey Rd

**Location:** 1001 SE BAILEY RD, LEES SUMMIT, MO 64081

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**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:**

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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please see Sheet C1029 through C1046. Every plan view shown on these sheets is illegible. It appears a triangulation layer was inadvertently left on, and are unusable in the field or for review.
2. Sheet C1047: Please see previous applicant letter. The emergency spillway is still being shown (by label) directed to the south. In addition, notes on this sheet direct the reader to Sheet C1050, for details concerning the emergency spillway. The emergency spillway details are not contained on this sheet. Please revise as appropriate.
3. Sheet C1059: No details are provided for this sheet as was provided on the two subsequent sheets for the detention basins. Were the layers turned off, or was this sheet left unfinished? Please use the other sheets as a guide to complete this unfinished detail of the detention basin.
4. Sheet C1061: This new sheet contains what appears to be a typographical error in the plan view for the emergency overflow weir elevation. The elevation called out in the plan view does not agree with the detail view.
5. Although not necessarily required for resubmittal, it should be noted that an Engineer's Estimate of Probable Construction Costs will need to be submitted prior to any approval of these plans.
6. The stream buffer waiver has been approved by the City Engineer.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to

provide cleanout access.

Action required: Cleanouts required near locations where sewers leave buildings. May be field verified.  
10/7/20 - acknowledged in letter. To be field verified.

2. A-series & E-series drawings not included in this review.  
10/7/20 - acknowledged in letter