

DEVELOPMENT SERVICES

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

Date: Monday, December 28, 2020

To:

Property Owner: LEES SUMMIT SCHOOL DIST R 7 Email:

Applicant: GOULD EVANS

Email:

Engineer: KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020351

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit High School Addition and Renovations - 2020

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 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter. The special meter vault for the 4 inch water meter appears to be showing "note 8" on the various views, but "note 8" is discussing requirements for a strainer rather than the features that are referenced on the various views of the meter vault. Please revise as appropriate.

2. Please ensure the valve shown on the bypass is clear in terms of notation, either by a legend or a note. As shown, it might be missed by the contractor.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required: The accesses being paved to the farthest east building (Ref. C130 Site Plan-North) need to meet this requirement.

12/17/2020- The lanes to and in front of Building E, need to meet this requirement.

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	Corrections
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1. Site lighting not found.

Action required: Provide complete design or request deferral to building permit submittal.

12/17/20 - Sheets referenced in response letter only show fixture locations. We also need circuitry information and pole base details.