

DEVELOPMENT SERVICES

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

Date: Monday, February 01, 2021

To:

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Other: POWELL MINNIS

Email:

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020353

Application Type: Commercial Final Development Plan

Application Name: Independence Ave Detail Center

Location: 2100 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:

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	Corrections
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1. MECHANICAL EQUIPMENT. UDO Section 8.180.E requires RTUs to be screened from view using parapets at least equal in height to the units being screened, except in the case where RTUs are being added to existing buildings. In the case of existing buildings, RTUs may be screened using individual screens of a height at least equal to the RTUs. Since this is new construction, parapet wall screening is required. Only City Council can grant approval for the use of individual screens on new construction projects by going through the public hearing process.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Pending
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1. Comments on the Engineer's Estimate of Probable Construction Costs will be sent under separate cover.
2. Please show and label all easement on the property. Easements shown on the recorded plat are not shown and/or labeled in this plan set.
3. The detention basin appears to be sized to include the offsite drainage to the north and west, but only at the current state of development. Is it the intent that any adjacent development will require an expansion of the basin?
4. Please note that inlets are to be labeled as "L" x "W". Please revise labels in order to confirm minimum dimension requirements are being met.

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

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	Approved with Conditions
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1. Retaining wall design deferred.

Action required: Comment is for informational purposes. Retaining wall designs must be submitted and approved

prior to any inspections related to wall.
1/28/21 - Acknowledged in letter.

2. Grinder pump must be designed and installed per 2018 IPC 712 Sumps and Ejectors.

Action required: Comment is for informational purposes.
1/28/21 - Acknowledged in letter.