

DEVELOPMENT SERVICES

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

Date: Saturday, June 19, 2021

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021200

Application Type: Commercial Final Development Plan

Application Name: New Longview - Building 31

Location: 420 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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:

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.

*Additional fire protection and egress may be required depending on occupancy type. Verified at building permit plan review.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Parking space measurement. It appears you are measuring to the back of the curb, we ask that you measure to the face of the curb instead. Please re-measure.

2. Utility easements. Please show widths of U/E's.

3. Setback lines. Please show building line and parking lot line setbacks.

4. Lighting Spec Sheets. Please submit the manufacturer proposed exterior lighting including both parking lot pole mounted and wall fixtures.

5. Landscaping. All deciduous trees shall be a minimum of 3" caliber. Evergreen trees shall be a minimum of 8'

6. Shrub count. You say there are 37 BGV plants, I count 35. For CAK, you say 17, I counted 16.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Please include a cover sheet.
- Please show and label all utility easements throughout the plan set.
- Please submit an Engineer's Estimate of Probable Construction Costs.

2. Sheet C1.0: Please differentiate the different types and locations of pavements to match the pavement sections provided in the details.

3. Sheet C2.0:

- The proposed contours are shown beyond the expected limits of construction. Please revise.
- Please include existing elevations where the proposed sidewalk will connect to the existing sidewalk at the NE corner of the site.
- Please include specific designs for the proposed ADA-accessible ramps that meet the City's slope requirements of 1.5% maximum cross-slope and 7.5% maximum longitudinal slope.

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
