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**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, July 28, 2021

**To:**

**Property Owner:** MCCAFFREE FINANCIAL CORP      **Email:**

**Applicant:** STATE PERMITS INC

**Email:** KATIE@PERMIT.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021160

**Application Type:** Commercial Final Development Plan

**Application Name:** Chase Bank - 890 NE Langsford Rd

**Location:** 890 NE LANGSFORD RD, LEES SUMMIT, MO 64063

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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 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.

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### **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>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Respectively on sheet C3 and C4, add the meaning of WP and PS (show on plan view) in the legend.
2. Proposed midway elevation (G 998.60'), at the discharging point along proposed swale, appears to be higher than its edges (G 998.24' and ME G 998.00'). Remove the leader or revise as necessary.
3. Add the missing bend, shown on plan view, within structure type 3 in the sanitary structure table.
4. Revise the trench section detail on sheet C25 to show the 12"-thick minimum layer of granular bedding (aggregate fill) required above the edge of utility pipe.
5. Sequence of construction, shown on sheet C3, still lists installation of storm sewers under phase 2, activity 2. Revise, as shown on sheet C4.
6. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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