

DEVELOPMENT SERVICES

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

Date: Tuesday, September 07, 2021

To:

Property Owner: TOWNSEND SUMMIT LLC Email:

Applicant: ANDERSON ENGINEERING INC Email:

Engineer: ANDERSON ENGINEERING INC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021307

Application Type: Commercial Final Development Plan

Application Name: Cooper's Hawk

Location: 540 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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3. Mechanical equipment. Since the equipment will be roof mounted it must be completely covered by the parapet. Please refer to UDO Sec. 8.180-Architectural Characteristics

5. Parking and Build Lines. Please show the parking and build lines on all four sides.

9. Flood light. Please explain the use of the flood light. Is it for emergency or accent lighting? It cannot be used as a primary source of lighting.

12. Plaster Finish. Please submit a manufacturer spec for the plaster finish shown to be used on the east and north building.

15. Cooler. If you are not using plaster on the cooler what material will you be using, (in other words what are you painting). If you are proposing a metal cooler this material is not allowed.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.

2. Please revise the connection to the existing storm sewer to be at the top of the pipe. This will allow the proposed curb inlet to be much shallower with connection to the riser.

3. Comments on the sanitary sewer connection will be sent Tuesday, 9/7/21, under separate cover.

Fire Review	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.

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
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