

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, February 23, 2022

**To:**

**Property Owner:** RENOURISH LLC

**Email:**

**Engineer:** MATT SCHLICHT

**Email:** MSCHLICHT@ES-KC.COM

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2021475

**Application Type:** Commercial Final Development Plan

**Application Name:** Renourish

**Location:** 102 SW 2ND ST, 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 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.

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**Review Status:****Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The approved PDP landscaping plan required parking lot screening of 12 shrubs per 40 linear feet to a height of two and one-half (2.5') feet, be provided along the edge of the parking lot area parallel to the western property line. Please update the plans to meet this requirement.
2. All signs must comply with the sign requirements as outlined in the sign section of the ordinance.
3. Please provide a brief narrative of the proposed work to be complete on the exterior of the existing building.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Mention "Renourish", with(in) the title on the cover sheet.
2. Title block information (i.e. sheet title & sheet number), shown throughout the set of plans, must match the information shown in the index of sheets located on the cover sheet.
3. Revise the bar scale(s), shown throughout the set of plans, as necessary. (i.e. 1" = 10' appears to be the accurate one)
4. Show proposed temporary construction entrance on sheet C.051 or revise the language. The language shown on sheet C.051 should discuss the ESC measures to be used only, as part of this scope of work.
5. Include construction details for the two (2) proposed retaining walls.
6. Show proposed finish spot elevations over the new parking and curb area.
7. Specify the type(s) of curb and gutter to be used, on the site plan sheet. A curb cut (or a concrete flume) would also be needed between the rip-rap and the new asphalt pavement.
8. Should not an ADA ramp be installed for this development?
9. Show the proposed direction for the 1" PVC discharge pipe draining to daylight. Stormwater runoff from discharge pipe needs to drain towards the northwest corner of the lot.
10. Include the GEN-1, GEN-2 and GEN-4 standard details. ESC details are accessible through the Design & Construction manual tab located on the City's website.
11. Please provide a stormwater management memorandum.

12. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet

<b>Traffic Review</b>	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Show accessible route from parking to building entry.