

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, March 31, 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>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@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. Sheet numbers shown, such as C.100 and C.101, don't match with the index of sheets. Please revise.
2. A construction detail of the proposed retaining wall needs to be included in the set of plans. A design also has to be provided if the wall is higher than 4 feet tall.
3. Edges of proposed retaining walls must be at least 15 feet away from the existing 6" public water main.
4. Show proposed finish spot elevations, such as bottom/top of curb and finish grade elevations, over the new asphalt parking and curb area. Include arrows showing the direction of (runoff) flow, as well.
5. On sheet C.101, revise the concrete flume leader. A (shallow) curb cut at this location may be sufficient.
6. Provide the clarification for, or remove the bubbled "added 4" aggregate" shown on sheet C.600.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@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.  
3/24/22 - not addressed. accessible parking looks hemmed in by curbs. are there stairs/ramp into building?