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**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, May 18, 2022

**To:**

**Property Owner:** WHD MANAGEMENT LLC

**Email:**

**Applicant:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022043

**Application Type:** Commercial Final Development Plan

**Application Name:** DBAT

**Location:** 540 NE TOWN CENTRE DR, LEES SUMMIT, MO 64064

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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>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. DIMENSION PLAN. Provide a dimension plan for the site in order for staff to verify that minimum standards such as drive aisle widths, parking space dimensions, building setbacks, etc.

The FDP response letter indicates that this item is addressed by the following: "Please see Architectural sheets". However, no new architectural sheets were uploaded for review.

2. LAND USE SCHEDULE. Provide a table that includes the following information:

- Site Area (sq. ft.)
- Building Area (sq. ft.)
- Floor Area Ratio
- # of Required and Proposed Parking Spaces
- Impervious Coverage (sq. ft. and % of site)
- Open Space

The FDP response letter indicates that this item is addressed by the following: "Please see Architectural sheets". However, no new architectural sheets were uploaded for review.

3. LIGHTING. Provide manufacturer specifications for all proposed pole light fixtures and wallpacks for review.

The FDP response letter indicates that this item is addressed by the following: "Please see Lighting sheets". However, no new lighting sheets were uploaded for review.

4. EXTERIOR MATERIAL. Provide a spec sheet for the proposed textured metal panel to be used on the building.

The FDP response letter indicates that this item is addressed by the following: "Please see Architectural sheets". However, no new architectural sheets were uploaded for review.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Provide a 0.5' minimum drop in flowline elevation between the incoming 18" pipe (S) and the outgoing 18" pipe (E) within storm structure 2-2.

2. The City requires a 6-inch minimum layer of aggregate backfill below the bottom of the pipe. Show it in the trenching and backfill detail.

3. The sump of the fire backflow prevention device can be drained through the means of an infiltration gallery (filled with clean rocks), a daylight discharge or a connection to an existing storm structure. Select the most suitable option. Both the daylight and the storm structure connection can be made by gravitational flow or pressurized flow (sump pump).

4. Include the revised landscaping sheet(s) with the civil set of plans.
5. Please provide a stormwater memorandum that discusses how the runoff from the D-Bat project site will be managed.
6. In the SWPPP report, discuss the presence of endangered species or critical natural habitat. Make sure to revise the address and the project name shown as well. The scope of work shown in the SWPPP and on the civil plans must match.
7. Update the Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. Add a private sanitary, an ESC and a site preparation (clearing + grading) section. Also, revise the quantity for concrete pavement, aggregate base and precast curb inlet. Remove the water meter cost item too, since that one will be inserted in the fee worksheet separately with the tap fee.

<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>	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	Approved with Conditions
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1. Deferred retaining wall designs must be reviewed and approved prior to construction.