

DEVELOPMENT SERVICES

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

Date: Thursday, June 02, 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

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LAND USE SCHEDULE.

- Building Area (sq. ft.). Please clarify the proposed building square footage. The listed building area of 20,130 sq. ft. appears to be for the building footprint, but it appears from the floor plan on Sheet A1.1 that there is mezzanine or similar second story space above the office area. The listed building area needs to reflect the gross floor area. Provide a breakdown of the ground floor space, second story space and total building area.
- Floor Area Ratio. Revise the FAR to reflect any changes to the gross floor area based on comment above.

2. PARKING. Provide supporting information from other locations (e.g. parking surveys) or industry standards demonstrating that the number of parking spaces provided for the proposed use and square footage is sufficient to satisfy the expected parking demand

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Revise the accuracy of the note that describes how the sump of the proposed BFPD will be drained. Illustrating this information on the WAT-12 construction standard detail is also acceptable.

2. Revise the overlapping texts located in the title block of sheet C3.4.

3. Revise the characteristics of the proposed water domestic service line, as per the phone call conversation with Mike W.

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	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	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.
2. *following comment added after initial review due to oversight.
1-1/2" water tap not available. Must be 2". To be field verified.