Commercial Final Development Plan
Applicant's Letter

Date: Friday, June 17, 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 mulit-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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Approved with Conditions

1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. $17,187.24

5. 1" type K copper pipe must extend from the 1" tap to a minimum of 10 feet beyond the location of the water meter.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

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

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

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.