

DEVELOPMENT SERVICES

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

Date: Monday, November 21, 2022

To:

Property Owner: REORGANIZED SCHOOL DIST NO 7
Email:

Applicant: MULTISTUDIO
Email:

Engineer: KAW VALLEY ENGINEERING INC
Email: LX@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022373

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit High School West - Robotics Facility

Location: 2600 SW WARD RD, LEES SUMMIT, MO 64082

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.

Review Status:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE (Sheet C100-A).

- Correct the listed property zoning from PO to AG (Agricultural).
- Fill in the setback information for Front (30' per plat); Rear (50'); and side (50').
- Provide building square footage for the existing school; the proposed robotics building; and total (existing + proposed).
- List the number of existing classrooms; the number of proposed classrooms (from the addition); and total classrooms (existing + proposed).
- List the number of existing parking spaces and the number of required parking spaces. The number of required parking spaces for a high school is calculated at a rate of 6 spaces per total classrooms.

The comments listed above were previously made but not addressed on the resubmittal. The FDP response letter indicates that they have been addressed on Sheet C100-A, but they have not been.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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2. Sheet C500-A: Please see above comment. The same comment applies to this sheet. Please revise.
 3. The location and sizing of the water meter shall be shown on the utility sheet. Please show the location and sizing of the meter. Please revise.
 4. A separately-recorded easement may need to be submitted for the new water meter to be installed. If required by Water Utilities, it should extend 5 feet around the perimeter of the water meter pit. Please use our standard template for water line easement, and provide a courtesy review copy with an 8.5 inch by 11 inch exhibit showing the limits of the easement in graphic format prior to execution and recording.
 5. The Design Criteria Modification Request template form was submitted without the summary sheet and exhibits. Please submit the template form, summary sheet, and exhibits as one (1) single pdf file.
 6. It appears a water meter already exists on the west side of the service entrance, and it may be possible to install a tee to this existing domestic service line. Please evaluate, as this will enable the elimination of the water meter and tap on the east side of the service drive.
1. Sheet C800-A: Backflow vault is shown on the domestic line rather than the fire line. Backflow devices for domestic service lines shall be located within the building, not outside the building and not within a vault.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

The sidewalk FD Access shall support the weight of a fire apparatus (75,000-pounds).

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		No Comments
		Brad.Cooley@cityofls.net	

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

3. Specify size, type, and location of water meter.
11/17/22 - Not found on plans.

2. Water service backflow to be inside building.
11/17/22 - still shown on C800-A