

DEVELOPMENT SERVICES

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

Date: Wednesday, April 05, 2023

To:

Property Owner: ROBERT DE LA FUENTE

Email: ROBERT@STARDEVCORP.COM

Engineer: ron cowger

Email: rcowger@agcengineers.com

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023035

Application Type: Commercial Final Development Plan

Application Name: Summit Orchard - Lot 4E-2 / SWIG In-Line

Location: 400 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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. LANDSCAPE PLAN. The previously made comments listed below do not appear to be addressed in the latest resubmittal of the landscape plan which lists a revision date of March 27, 2023. Please address.

- The landscaping plan shows the building on Lot 4E-2A as a future building site that will be seeded in the interim. There is no indication on any other plan that development is only limited to the smaller building site on 4E-2B. Please clarify.
- The minimum height for evergreen trees shall be 8' at the time of planting. The plat schedule shows 6' junipers. Revise.
- The calculations for the required open yard trees on both lots are in addition to the calculation for street frontage landscaping. You cannot double-count street frontage landscaping to also serve open yard landscaping requirements.
- No street tree, street shrub or parking lot screening calculations are provided for the frontage along NW Donovan Rd.

2. PHOTOMETRIC PLAN. To comply with the maximum allowable fixture mounting height under UDO Section 8.250.D.2, the three light pole fixtures closest to the NW Donovan Rd frontage of Lot 4E-2B shall not exceed 15'. These three fixtures sit within the 100' perimeter area from the apartments to the east and therefore cannot be mounted at the listed 20'.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. 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.
2. 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), the water tap and meter setup fee, and the sanitary sewer development 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. \$91,012.71
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.

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.

For information only- The use of the building (4E-2A) will determine if additional fire protection or design considerations are needed

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	No Comments
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