

DEVELOPMENT SERVICES

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

Date: Monday, May 01, 2023

To:

Property Owner: MMPF III LEES SUMMIT MO LLC Email:

Applicant: LSMOB OWNER LLC Email:

Engineer: MCCLURE ENGINEERING Email:

Architect: ACI BOLAND ARCHITECTS Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023086

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Medical Office Building 2

Location: 2801 NE INDEPENDENCE AVE, 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	Jalen Ford		Corrections
		Jalen.Ford@cityofls.net	

1. Is there any visual representation of the monument sign?
2. (C00) Please mention that oil and gas wells were looked into. Also provide citation for the findings as well.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. General
 - Please provide Engineer's Estimate of Probable Costs.
 - Please provide MDNR Land Disturbance Permit.
 - Please provide SWPPP.
 - Add more information to the Stormwater Management Memo indicating that the proposed increase in parking area in this project was already included in the previous stormwater study.
2. C00 Overview Sheet
 - Please specifically state the "City of Lee's Summit" Design and Construction Manual.
 - Verify that oil – gas wells are not within the property and add a note regarding the specific study used as reference.
 - Please show and label right-of-way limits and utility easements here and throughout plan set.
 - Existing sidewalk and ramps not consistently shown. Arrows appear to be floating.
 - Proposed monument sign cannot be located within the utility easement. Please relocate.
3. C05/06 Erosion Control Details
 - Sheets appear blurry.
4. C10 Utility Plan
 - Install new 8" tee with 2 – 8" gate valves at fire line connection to water main.
 - Install backflow device vault for fire line.
 - Please label material for domestic line and the fire line.
 - Use new 2" tap and meter for the domestic water - Install cut-in wye for sanitary sewer connection.
 - Keynote 5 points to two unrelated locations.

5. C12 Storm Sewer Profiles

- Please add HGL.
- FL in and out of each drain basin is needed.

6. C14/15 Details

- Sheets appear blurry.
- Add detail WAT-12 Vault for Double Check Detector Check.
- Add details for pipe trench and backfill.

7. C16 Details

- On pavement sections, please show that the gravel base extends 1' min. behind back of curb.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2012 International Fire Code.

2. The scale is incorrect on drawing C10

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC and a hydrant within 100 feet.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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