

DEVELOPMENT SERVICES

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

Date: Wednesday, May 31, 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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. Please revise the estimate to include a breakdown that includes quantity, units, unit price, and total for each line item. Only site related items should be included. The estimate shall be signed/sealed by the engineer.
2. Relocate the backflow vault to be outside of the public utility easement as required by Design and Construction Manual Section 6901.H.3.a.
3. The method of draining the backflow vault sump shall be shown. We have seen the following methods used in the past: 1) daylighting with a small diameter pipe, 2) connection to a storm box, or 3) construction of an infiltration gallery in the form of a 2 foot diameter hole lined with permeable geotextile and filled with clean 3/4 inch rock. In lieu of the above, a sump pump could be installed. Please evaluate and revise as appropriate.
4. Please revise to provide adequate drop across structures as required by Design and Construction Manual Section 5604.5.

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	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@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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