

DEVELOPMENT SERVICES

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

Date: Wednesday, February 07, 2024

To:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Review Contact: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023214

Application Type: Commercial Final Development Plan

Application Name: Lakewood Business Center on I 470 - 600 NE MAGUIRE BLVD

Location: 600 NE MAGUIRE BLVD, 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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION FORMS. Provide application and ownership affidavit - response letter indicated it was provided but it is not in our tracking system. Please re-upload.

The most recent comment response states that the previously made comment above has been addressed by providing the application and ownership affidavit. Neither document has been uploaded into our system and therefore is still an outstanding item to address.

2. MECHANICAL EQUIPMENT. Previous comment - mechanical equipment. It is unclear if this will be rooftop units or ground mounted. Please clarify and show how they will be properly screened.

The most recent response letter indicates that mechanical equipment will be rooftop and will be shielded by parapets. However, revised architectural plans were not submitted with the most recent re-submittal to reflect the use of parapets on all sides of the buildings. The most recent architectural plans with a revised date of 12/7/23 shows no parapets along the rear building elevation. Rooftop equipment shall be screened on all sides by parapet walls.

3. BUILDING ELEVATIONS. From previous comments. Elevations - Please provide horizontal and vertical projections to break up the long facade.

The north facade still has no projections. You may have some downspouts that could be boxed in and painted a contrasting color.

No revised architectural elevations have been submitted with the most recent resubmittal to address the previously made comment above.

4. FAA FORM 7460. Show that you have turned in a form 7460 to the FAA and provide their approval/comments.

The most recent comment response letter acknowledges the requirement to provide the City a copy of the FAA response. No building permit shall be issued until such time as the FAA response is received.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The response to comments letter stated that a SWPPP had been submitted, but it does not appear a SWPPP was uploaded. A SWPPP is required for this project prior to formal approval.

2. Previous comment about curb inlet within an easement in the southeast corner of the parking lot was addressed by moving the curb inlet outside the limits of the easement. The grading plan, however, appears to show an area which will not drain. Please evaluate, and either change the grading plan or propose an alternate solution.

3. Sheet C.400: Please use standard lineweight for existing features such as the existing sanitary sewer lateral. The proposed sanitary sewer line should be in bold, and the existing should be lighter.
4. Please refer to previous comment letter concerning at-grade gutter buddies versus sump condition gutter buddies. Some notes were provided, but applied inconsistently. For instance, none of the gutter buddies along Maguire were called-out whether they were sump or at-grade.
5. As requested in previous comment letter, please show a schematic view of the at-grade gutter buddies. This should be shown on the plan view, and should show, in general, what the at-grade gutter buddies will resemble when properly installed. They do not need to be to scale, but should show the general outline of what it should resemble. Please revise at all at-grade gutter buddy locations.
6. Cost estimate appears to be missing the following items: 1) sidewalks, 2) PCC pavement. In addition, the estimate was not sealed. Please provide a signed and sealed cost estimate and please add the above to the estimate.

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	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural designs not covered under this review.

Action required: Comment is informational.
12/13/23 - acknowledged in letter.