

DEVELOPMENT SERVICES

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

Date: Friday, February 16, 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.

A FAA 7460 letter of approval is required prior to issuance of a building permit to go above grade.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. FAA FORM 7460. 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. Please see previous applicant letters regarding the at-grade inlet protection. It appears you are calling-out sump inlets along two (2) westernmost locations on Maguire, but it appears these are at-grade curb inlets, not sump condition curb inlets. Please revise the note.

2. In regard to the above comment, please see previous applicant letter where a pictorial representation was requested to show the general outline of what the curb inlet protection will resemble when completed. It does not need to be to scale, but it shall be shown as a pictorial representation of what is expected in terms of placement of the gutter buddy. This shall be shown on the plan view of all erosion and sediment control plan sheets. Please call me if there are questions.

3. A SWPPP was requested, but is still missing. A SWPPP shall be required prior to approval of the plan. Please submit a SWPPP.

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.