

**DEVELOPMENT SERVICES**

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

**Date:** Friday, May 17, 2024

**To:**

**Applicant:** Jacob Eiler

Email: jeiler@crockettengineering.com

**Applicant:** Matthew Braden

Email: mbraden@crockettengineering.com

**Applicant:** Nolan Dixon

Email: NDixon@crockettengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024097

**Application Type:** Commercial Final Development Plan

**Application Name:** Home2 Suites Discovery Park

**Location:** 251 NE ALURA WAY, LEES SUMMIT, MO 64086

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**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:****Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.

The response to the previously made comment above is that the required information has been added to the architectural plans that will be submitted with the building permit submittal. The revised architectural elevations must also be submitted as part of this final development plan application before we can approve this application.

2. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

The response to the previously made comment above is that the required information will be provided as a detail on the architectural plans. The architectural plans containing this information must be submitted as part of this final development plan application before we can approve this application.

3. FAA FORM 7460. Due to the proximity of the proposed development to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the release of a building permit.

This previously made comment is being kept for informational purposes.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit the proposed private waterline easement and public sanitary easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit.

2. Show proposed private waterline easement and all the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee and a valve provided at the BFPD. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain.

3. Show size and location of water service lines and water meters (LS 6901 L. Water Meters). The water meter shall be located outside of the easement shown. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters. Please note that the City Development Services inspectors do not use the MEP plans to inspect, please add requested information to the civil plans.

4. Add the City sanitary sewer manhole naming as follows: Existing MH A1 is 16-107 and Existing MH A2 is 16-108.

5. Show in the pavement sections and add the following notes to the plans regarding all paving (public and private) must be per Section 2200 of the City Design and Construction Manual.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

6. Please add a note to the plans stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

7. Provide a complete plan for the ADA-accessible ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include details of the sidewalk through the new driveways. Site specific information is required on these ADA plans and generic information will not be sufficient. Specific elevations, slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. More project specific detail must be provided to review and build the ADA facilities. Add the exact geometric information including dimensions to these plans.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

<b>Traffic Review</b>	Erin Ralovo Erin.Ravolo@cityofls.net	Corrections
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1. The current radii do not meet the City's design criteria for Commercial/Industrial Collector or Local roads. If you are not able to adjust the radii due to storm or other public site restrictions an exception may be allowed, otherwise site approval will not be given to the current design.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Inadequate information to complete reviews. Specify all utility connections, locations, sizes, materials, meter, interceptor, cleanouts, slopes, etc. (do not treat this as an all-inclusive list). Also, coordinate with MEP design team - plans don't match.  
While design-build is an acceptable process, the designs must be complete prior to submittal.  
5/15/24 - Only partially addressed and still not coordinated with MEP. As stated earlier, design-build is an acceptable process, but the designs must be completed prior to submittal.