

DEVELOPMENT SERVICES

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

Date: Wednesday, July 31, 2024

To:

Applicant: Intrinsic Development, L.L.C. Email: bpmaenner@intrinsicdevelopment.com

Property Owner: ORR STREET LOFTS LLC Email:

Engineer/Surveyor: OLSSON ASSOCIATES Email:

Review Contact: Email:

Engineer/Surveyor: Nolan Dixon Email: NDixon@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023278

Application Type: Commercial Final Development Plan

Application Name: TOWNPLACE SUITES BY MARRIOTT - THE VILLAGE AT DISCOVERY PARK

Location: 1901 NE DISCOVERY AVE, LEES SUMMIT, MO 64086

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	--	--------------------------

1. EASEMENTS. The existing stormwater drainage and sanitary sewer easement that conflicts with the proposed building and is noted be abandoned shall be vacated under separate application prior to the issuance of any building permit for the subject hotel development.

The application to vacate said easements was just heard by the Planning Commission on July 25, 2024, and is scheduled for final ordinance reading by City Council on August 13, 2024.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

2. Sheet CE 3.2: Provide adequate elevations to show that the connection of the proposed to existing sidewalk on the south provides a turning space that meets all ADA slope requirements.

3. Sheet CE 4.2:

- The City requires 18" compacted fill in areas where existing ground would not provide the 18" of cover. The plans are showing 18" of compacted fill everywhere. Is this the intent? If not, please revise accordingly.
- Please include the diagonal hatch symbol in the legend.
- Line 5 thru Structure 1C does not meet the City's 0.5' drop through the structure. Please revise.

4. Sheet CE 6.1:

- Why is there a "blockout" shown in the trash enclosure concrete pavement area? Please revise or explain.
- Is the sidewalk along Colbern existing or proposed? Please label accordingly, with width.

5. Sheet CE 8.1: Only ornamental tree varieties are allowed within public easements. Please review and revise accordingly.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
--------------------	----------------------------	--	----------

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Approved with Conditions
-----------------------	-------------	--------------------------	--------------------------

1. One ramp shown next to the north drive is labled as "Non-ADA". This ramp should be ADA compliant since it is leading to the street and all other ramps on site appear to be ADA Ramps.

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