

**DEVELOPMENT SERVICES**

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

**Date:** Friday, August 02, 2024

**To:**

**Applicant:** Brian Maenner

Email: bpmaenner@intrinsicdevelopment.com

**Engineer/Surveyor:** Nolan Dixon

Email: NDixon@crockettengineering.com

**Engineer/Surveyor:** Matthew Braden

Email: mbraden@crockettengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024136

**Application Type:** Commercial Final Development Plan

**Application Name:** Village at Discovery Park, Lot 5-8

**Location:** 1901 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086

1921 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086

1920 NE DISCOVERY AVE, LEES SUMMIT, MO 64086

1900 NE DISCOVERY AVE, 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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. MECHANICAL SCREENING. Building perspectives and elevations have been provided and appear to show that building parapet wall heights are sufficient to fully screen all RTUs from view on all sides. Confirmation of adequate screening shall be done at the time of occupancy inspection. Should it be found at that time that adequate screening via the parapet wall heights is not achieved, screening of any visible RTUs shall be required using a metal screen system.

This comment is only informational and requires no further action at this time.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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6. Sheets CE6.1 & CE6.2:

- What does the cross-hatching represent? Please clarify.
- Please label flowline elevations of all pipe separations that are 2 feet or less.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Please review drops across structures and verify that they all meet the City's requirements shown in the Design and Construction Manual Section 5604.5.
- A pipe crossing appears to be missing on Line 1 (downstream of Structure 1F) and Line 7. Please include.

8/1: It appears that the drops thru the following structures do not meet City requirements, please evaluate and revise as necessary: 1B, 1C, 2B, 2C, 4A, 6B.

<b>Fire Review</b>	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.

<b>Traffic Review</b>	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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