

DEVELOPMENT SERVICES

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

Date: Wednesday, August 28, 2024

To:

Property Owner: AURION LC

Email:

Email Contact: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Applicant: AURION LC

Email:

From: Scott Ready, Project Manager

Re:

Application Number: PL2024168

Application Type: Commercial Final Development Plan

Application Name: Associated Plastic Surgeons

Location: 2701 NE MCBAINE DR, 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:

Required Corrections:

Planning Review	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Approved with Conditions
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1. Miscanthus sinensis / eulalia and Acer platanoides are both considered invasive species by the MO Department of Natural Resources. Please consider using alternative plantings.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Stormwater Memo:
 - Please name the correct development for the project. The memo states I-170 and it is I-470.
 - Attach the original stormwater study for the regional detention that is referenced.
4. Show on all plan sheets the existing utility easements. Verify that the proposed monument sign, including any foundation elements, will not encroach into any utility easement. Verify and add a note to the plans that only ornamental tree varieties may be planted in any utility easement.
5. Show the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee with two valves at the main 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.
6. Show the water meter located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters (LS 6901 L. Water Meters).
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 specific details of the sidewalk through the new driveways. Site specific information is required on these ADA plans. Specific elevations, slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. The City standard details do not allow wings on ramps, please revise. Show the connection to existing sidewalk on the north property line. Please explain the sidewalk flume.
8. Add compacted fill hatch below Storm Line 2 where the existing profile is lower than the pipe.
9. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
 - 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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

2. Ref. C300 W9- Private hydrants shall be optic yellow with the bonnet of the hydrant painted silver.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Locate the FDC outside of the screened mechanical area.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural plans not reviewed under this process.

Action required: Comment is informational.