

**DEVELOPMENT SERVICES**

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

**Date:** Monday, September 23, 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

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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>	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	No Comments
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<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. For fire lines, one valve is installed on the fire line and one valve on the public water main, if there are no valves on the public water main within 500 feet in either direction of the tee. Please verify and revise as necessary.
2. BFPD is to be installed within 5 feet of the utility easement line. The location of the vault shall be such that the pit is located outside of the R/W and easement lines and not in the lowest area. The ground surrounding the vault shall be graded to drain away from the vault.
3. Please explain how the proposed storm sewer design accounts for the existing drainage from the lot to the north.

<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	Approved with Conditions
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1. Architectural plans not reviewed under this process.

Action required: Comment is informational.