



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Tuesday, April 09, 2013

To:

Property Owner: CITY OF LEES
SUMMIT - Steve Aldridge

Email: steve.aldrige@cityofls.net

Fax #:

Applicant: TREANOR ARCHITECTS Email: apitts@treanorarchitects.com
- Andrew Pitts

Fax #: (816) 221-4992

Engineer: BARTLETT & WEST
ENGINEERS - Kelly Sunderland

Email: kelly.sunderland@bartwest.com

Fax #: (816) 525-9041

Other: Confluence - Chris Cline

Email: ccline@thinkconfluence.com

Fax #: (816) 531-7229

From: Chris Hughey, Planner

Re:

Application Number: PL2013006

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT POLICE DEPARTMENT RENOVATION & ADDITION

Location: 10 NE TUDOR RD, LEES SUMMIT, MO 64086

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Approved with Conditions
------------------------	--------------------------------	---	--------------------------

-
1. The Final Development Plan (FDP) application fee of \$600.00 shall be submitted to the Planning and Development Department before the FDP plans are signed by staff and the full building permit is released.
 2. All roof mounted mechanical equipment shall be screened to the height of the units by the screening walls.
 3. The base of the pole light fixtures shall not exceed three (3) feet above grade.
 4. For reference only. Sign permits shall be submitted under separate applications(s).
 5. For reference only. The dashed in future parking spaces shown on the very east drive will require a new Final Development Plan application at the time of their construction and will likely require additional parking lot screening shrubs.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
---------------------------	---------------------------------	---	--------------------------

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$10,260.55 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Department.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
6. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.
7. One (1) additional plan set is required for final processing. A set was missing from the submittal.

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

1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.
2. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
3. Fire Department- IFC 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

A Knox entry system shall be installed on both gates.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------
