

PLANNING AND DEVELOPMENT

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

Date: Friday, May 31, 2013

To:

Applicant: Engineering Surveys & Services

Email: mkriete@ess-inc.com

Fax #: (573) 499-1499

Property Owner: JEFFREY E. SMITH DEVELOPMENT, INC

Email: bring@jesmith.com

Fax #: (573) 256-3218

Property Owner: JEFFREY E SMITH INV CO LC

Email:

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013030

Application Type: Commercial Final Development Plan

Application Name: WILSHIRE HILLS PHASE II

Location: 3360 NE WILSHIRE DR, LEES SUMMIT, MO 64064

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:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-½"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

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| Planning Review | Christina Stanton (816) 969-1607 | Senior Planner Christina.Stanton@cityofls.net | Corrections |
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1. Landscaping Plan - Sheet L1. Provide a detail of the "picket fence" used for the buffer.
2. Landscaping Plan - Sheet L1. Provide a detail/section view of the retaining wall.
3. Landscaping Plan - Sheet L1. Provide the number/calculations of "plants provided" that are not shown for open yard requirements and north buffer calculations.

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| Engineering Review | Gene Williams (816) 969-1812 | Senior Staff Engineer Gene.Williams@cityofls.net | Approved with Conditions |
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$12,926.44 (which is based on 3% of the total infrastructure cost plus a water test inspection fee of \$100) 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. Please submit the correct number of plan sets as requested by Planning. We were missing several copies of the plan sets.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
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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.

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