



PLANNING AND DEVELOPMENT

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

Date: Friday, May 09, 2014

To:

Property Owner: LBC DEVELOPMENT
CORP

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014046

Application Type: Commercial Final Development Plan

Application Name: FRONTIER JUSTICE

Location: 820 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064800 NE JONES INDUSTRIAL
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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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1. Provide an update on the status of Form 7460.
2. FYI. The monument sign location seems to be within a MoDOT easement, approval from MoDOT is needed.
3. Staff is okay if you only resubmit the pages that are to be revised (6-full size). Also, a 1/2 size full-set of plans is needed.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Sheet C.100: There are references to Public Water Main Extensions on the site layout plan. Please remove these labels since no public extension is required. Please submit revised sheets for insertion into the existing FDP package.

3. Sheet C.500: The title of the sheet is "Public Water Main Plan and Profile". Please revise to read as "Private Water Plan and Profile" or equivalent. Please submit revised sheets for insertion into the FDP package.

4. A half size plan set was missing.

6. The utility easement should be vacated.

7. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$10,655.15 (which is based on 3% of the total infrastructure cost plus a water test inspection and observation fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.

8. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

9. 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.

10. 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.

11. 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 Administration 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.

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 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- An automatic fire sprinkler (suppression) system is required in accordance with the 2012 International Fire Code. The sprinkler system shall be provided throughout the entire building.

3. One hydrant near the west side of the building is all that is needed to meet the intent of the 300 foot requirement as long as it is located within 100 feet of the fire department connection (FDC).

The correct hydrant is shown on the resubmittal, but the FDC is not. The plan is approved with the FDC being located as shown on the previous submittal.

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