



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Wednesday, April 15, 2015

To:

Applicant: THOMPSON BUILDERS LLC	Email: TSLAMIN@GMAIL.COM	Fax #: (888) 218-7933
Engineer: STAND STRUCTURAL ENGINEERING	Email: PAUL@STAND-SEI.COM	Fax #: <NO FAX NUMBER>
Other: SIGNATURE BUILDERS	Email: BILL@SIGNATUREBUILDERSKC.COM	Fax #: (816) 293-2913
Property Owner: CITY OF LEES SUMMIT	Email:	Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015040
Application Type: Commercial Final Development Plan
Application Name: HANGAR R
Location: 2751 NE DOUGLAS ST, Unit:R, 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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-1/2"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Fire Review	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 2012 International Fire Code.

This building is classified as a Group III hangar per IFC Section 914.8.2 and NFPA 409. Separation of the office space and storage area shall be in accordance with the International Building Code.

1. DRAWING TITLE. Change the drawing title from plot plan to final development plan.
2. DRAWING ORIENTATION.
 - Add a north arrow to the drawing.
 - Provide a vicinity map on the drawing to illustrate the hangar location relative to the airport site.
3. ACCESSIBLE PARKING SPACE. A striped 8'-wide accessible aisle shall be provided adjacent to the accessible parking space.
4. PARKING SPACES. Label the typical parking space dimensions. Parking spaces shall be a minimum 9' wide x 19' deep.
5. PARKING LOT BOUNDARY. Please clarify the pavement boundaries for the new parking lot. It appears as though pavement may extend outside of the lease area to surround the propane tank serving the hangar to the south.
6. TAXIWAY. Label the existing taxiway and its width.
7. BUILDING ELEVATIONS.
 - Label the proposed hangar exterior wall and roof colors.
 - Show all roof penetrations to the extent possible on the elevations. Small pipes shall be painted to blend their appearance into the roof.
8. LIGHTING. Show all proposed wall-mounted light fixtures on the building elevations. Wall-mounted light fixtures shall comply with the requirements of Section 7.260 and Section 7.270 of the Unified Development Ordinance (UDO). Manufacturer specifications for all proposed exterior light fixtures shall be submitted for review and approval.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Please rename the "Plot Plan" as the "Final Development Plan."
2. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
3. Please show a north arrow.
4. Please show the location and size of the existing water line. Please provide a note stating that a cut-in tee is required.
5. Please show how the new fire hydrant will be connected. It will be acceptable to call out a note stating "new fire hydrant assembly/valves/thrust blocks as per City of Lee's Summit standards."
6. Please show the location of the water meter.

7. The sanitary sewer is shown, but it is unclear where this will be connected.
8. The Final Development Plan should be sealed by a registered professional engineer licensed in the State of Missouri.
9. An erosion and sediment control plan was not provided.
10. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and is calculated at 3% of the total, plus a \$100 per trip fee for the observation of water sample collection. Items to include in the estimate include: 1) water lines greater than 2" diameter, 2) fire hydrants, 3) valves and valve boxes and covers, 4) thrust blocks, 5) tees, bends, and other water line fittings, 6) subgrade preparation, including the area one (1) foot behind the back of curb, 7) pavement, 8) curb and gutter, 9) erosion and sediment control devices, and 10) final restoration including sodding, seeding, fertilizer, and mulch.

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