LEE'S SUMMIT
MISSOURI

PLANNING AND DEVELOPMENT

Commercial Final Development Plan
Applicant's Letter

Date: Wednesday, February 24, 2016

To:

Applicant: THOMPSON BUILDERS LLC   Email: TSLAMIN@GMAIL.COM   Fax #: (888) 218-7933

Other: SIGNATURE BUILDERS   Email: BILL@SIGNATUREBUILDERSKC.COM   Fax #: (816) 293-2913

Engineer: LOVELACE & ASSOCIATES LLC   Email: ADT@LOVELACEASSOCIATES.COM   Fax #: (816) 347-9979

Property Owner: CITY OF LEES SUMMIT   Email: Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number:	PL2015217
Application Type:	Commercial Final Development Plan
Application Name:	HANGAR T, LEES SUMMIT AIRPORT
Location:	2751 NE DOUGLAS ST, Unit:T, 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 8-½"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:

Planning Review	Ron Seyl	Planner	Corrections
	(816) 969-1603	Ron.Seyl@cityofls.net	

1. ARCHITECTURAL PLANS
- In order for the FDP to be approvaable, revised architectural plans need to be submitted. The orientation of the hangar on the Final Development Plan Sheet differs from the orientation of the building on Sheets A101 - 105. On the Final Development Plan, the Pilot Lounge is shown being located on the west side of the hangar. On architectural Sheets A101 - 105, it is located on the north side of the hangar.

- Please submit achitectural plans that are reduced in size. Per the City's UDO, the maximum allowable plan size is 24" x 36" with one inch border.

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

1. An itemized and sealed Engineer's Estimate of Probable Construction Costs was not included in the re-submittal. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total. Items to include in the estimate include: 1) grading to establish proper drainage, 2) grading for parking and access drive, 3) removal and replacement of poor quality subgrade (estimated quantitiy), 4) compaction of drive access and parking lot, 5) pavement, 6) erosion and sediment control, 7) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

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

2. The location of the propane tank was not shown on the resubmittal.

Provide location on the set of plans reviewd for a Building Permit.6104.3 Container location.
LP-gas containers shall be located with respect to buildings, public ways and lot lines of adjoining property that can be built upon, in accordance with Table 6104.3.

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.

For information only.

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