

PLANNING AND DEVELOPMENT

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

Date: Tuesday, April 12, 2016

To:

Applicant: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Property Owner: JES DEV CO, INC	Email: bkimes@jesmith.com	Fax #: <NO FAX NUMBER>
Engineer: ENGINEERING SURVEYS & SERVICES - Matthew Kriete	Email: mkriete@ess-inc.com	Fax #: 573-499-1499
Other: White Goss	Email: amarch@whitegoss.com; rbiondo@whitegoss.com	Fax #: 816-753-9201

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015200
Application Type: Commercial Final Development Plan
Application Name: WILSHIRE HILLS MEMORY CARE FACILITY
Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 640643320 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 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	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. The minimum acceptable size for trees (Section 14.050.A.4 and 5) are as follows:

--Deciduous trees shall be a minimum of 3 inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.

--Evergreen trees shall be a minimum height of 8 feet at planting.

2. Open Yard Calculation. According to Sheet C0.02 the lot area is 149,794 square feet and the building floor area is 41,000. The open yard calculation is supposed to be the lot area minus the building area, then divided by 5,000 (and times 2 for shrubs). The lot area provided on the Landscape Plan does not match that provided on the Land Use Schedule (Sheet C0.02) and the building area is not subtracted. Please revise accordingly.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

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 .

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 \$18,578.51 (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 Administration 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. If ground breaking will take place prior to the issuance of a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.

6. An easement will be required for the water meter located outside of the existing easement. This will be required prior to issuance of a Certificate of Substantial Completion.

7. A landscaping plan is required. Please see previous comment letter concerning specific requirements of the landscaping plan, and the distance between City-owned utilities (i.e., sanitary sewer and water lines).