



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Monday, April 18, 2016

To:

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849

Property Owner: MARION RIDGE SAFETY STORAGE LLC Email: Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016022

Application Type: Commercial Final Development Plan

Application Name: TWIN LAKES INSURANCE

Location: 2641 NE MCBAIN 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. The cross access easement covering the shared driveway shall be recorded and a copy returned to the City prior to the issuance of a building permit.
2. An approved Form 7460 shall be completed and returned to the City prior to the issuance of a building permit.
3. A total of 8 trees are required to meet the open yard tree requirement. Seven trees are shown, one additional open yard tree shall be required.

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 Engineering Plan Review and Inspection Fee of \$9,016.66 (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 is scheduled to 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. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

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.

For information only.

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