

PLANNING AND DEVELOPMENT

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

Date: Thursday, May 19, 2016

To:

Applicant: INTEGRAL CONSTRUCTION SERVICES, INC Email: ICSLSMO@SBCGLOBAL.NET Fax #: (816) 246-8177

Property Owner: NEWBERRY INVESTMENTS LLC Email: Fax #: <NO FAX NUMBER>

Engineer: QUIST ENGINEERING, INC - ROBERT WALQUIST Email: RWALQUIST@QUISTENGINEERING.COM Fax #: <NO FAX NUMBER>

Architect: RUNDQUIST & ASSOCIATES, ARCHITECTS PC Email: GREGR@EVERESTKC.NET Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016036

Application Type: Commercial Final Development Plan

Application Name: HT SOLUTIONS

Location: 1440 SE BROADWAY DR, LEES SUMMIT, MO 64081

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Planning and 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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Please reconcile between the architectural plans and the civil plans the lane widths on the east side of the building. The civil plans show a 20-foot lane width and the architectural plans show 34-foot lane width.
2. Sheet C201 indicates the ground mounted units will be screened by landscaping on the east side of the building and by a decorative fence for the units on the west side of the building. However, the architectural plans indicate a metal louvered screen will be used. Please match the plans. Also, within the architectural plans sheet E1.1 mentions the ground mounted units will be screened by a vinyl screen? Please clarify the method of screening.
3. Provide a photometric diagram indicating the foot candle levels through the site and at the property lines.
4. Provide the location, height, intensity and type of outside lighting fixtures for the exterior of the building and parking lots.

The Unified Development Ordinance requires any development providing a parking lot accommodating 11 or more parking spaces shall provide parking lot lighting.

5. Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
6. Staff recommends bollards be placed on the outside of the ground mounted units located on the east side of the building.
7. On Sheet C200, the 15-foot easement that runs along the northeast side of the lot, the easement reference isn't quite right. Revise the label to read: Doc. No. I-1216671 in Bk I-2449, pg. 1466 and Doc. No. I-1216672 in Bk I-2449, pg. 1470.

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 \$9,073.37 (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.

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 groundbreaking is scheduled 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.
2. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The FDC is not shown on the plans, but the location was confirmed with the design engineer.

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