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**PLANNING AND DEVELOPMENT****City Final Development Plan  
Applicant's Letter**

**Date:** Monday, May 23, 2016

**To:**

**Applicant:** JEFF THORN - CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT      Email: JEFF.THORN@CITYOFLS.NET      Fax #: <NO FAX NUMBER>

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

**Engineer:** HDR ENGINEERING, INC      Email: LYNN.CRAFT@HDRINC.COM      Fax #: (816) 347-1197

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2015118

**Application Type:** City Final Development Plan

**Application Name:** WATER UTILITIES FACILITY

**Location:** 1200 SE HAMBLER RD, LEES SUMMIT, MO 64081

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**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.

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**Review Status:**

Approved: See below for any conditions of approval.

## **Required Corrections:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Approved with Conditions
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2. ENCLOSURE GATES. It isn't clear from the elevations provided for the chiller screen wall and the elevations provided for the generator/trash screen wall the double swing gates are solid, opaque gates or if they are open-style bar gates. The UDO requires the enclosure gates to be solid, opaque steel gates painted a color that is compatible with the enclosure walls or building it serves.

If the gates depicted on the elevations are solid, opaque steel gates in compliance with UDO requirements, a simple e-mail to this effect can be sent to me to address this comment. If the gates do not meet UDO requirements, the two affected sheets shall be revised and adequately labeled to indicate compliance with the UDO. Two copies of each revised sheet shall be re-submitted.

1. PLAT. The associated minor plat shall be approved and recorded prior to the issuance of any building permit. One paper and one mylar copy of the recorded plat shall be returned to Planning and Codes Administration Department for our files.

<b>Engineering Review</b>	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 \$35,626.10 (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. Any public improvements will require two (2) CD ROMs with the plans in TIFF format. This includes the public portion of the plans shown within the Final Development Plan (i.e., we will not require a separate engineering plan submittal if this is performed).

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

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 was not shown on the plans, but the location has been addressed with HDR on previous submittal's.

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

Approved with Conditions

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1. Recommend a place for vehicles to turn around east of the gate along the north driveway (e.g. "hammerhead" or "bulb"). In the event the gate is closed and unwanted traffic enters the driveway, accommodation to turn around should be provided.