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

Date: Tuesday, September 06, 2016

To:

Applicant: OLSSON ASSOCIATES

Email:

SCRAMER@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

Architect: YAEGER ARCHITECTURE, INC

Email: JWESTCOTT@YAINC.COM

Fax #: (913) 742-8570

Property Owner: RED LEES SUMMIT
EAST LLC

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015160

Application Type: Commercial Final Development Plan

Application Name: SUMMIT FAIR SHOPPING MALL BUILDING E - H & M

Location: 820 NW BLUE PKWY, LEES SUMMIT, MO 64086

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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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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 \$4,182.71 (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. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
6. If ground breaking is desired prior to obtaining a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. Where will the sprinkler room be located?

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