

PLANNING AND DEVELOPMENT

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

Date: Monday, June 15, 2015

To:

Property Owner: CITY OF LEES SUMMIT Email:

Fax #: <NO FAX NUMBER>

Applicant: Public Works Admin

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2015082

Application Type: Commercial Final Development Plan

Application Name: MAINTENANCE FACILITY SALT DOME IMPROVEMENTS

Location: 1971 SE HAMBLER RD, LEES SUMMIT, MO 64082

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 8-1/2"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:

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 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Provide MSDS information for the product.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. A backflow device will be necessary for the proposed 2" hydrants.
2. It appears curb and gutter will need to be placed at the edge of pavement.
3. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total project cost, plus a \$100 per trip fee for the collection of water samples. Items to include in the estimate are: 1) grading for parking lot expansion, 2) pavement, 3) curb and gutter, 4) subgrade preparation, including the area one (1) foot beyond the back of curb, 5) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Planning Review

Hector Soto
(816) 969-1604

Planner
Hector.Soto@cityofls.net

Corrections

1. CURBING. CG-1 curbing shall be provided around the boundary of the expanded paved area.
2. BUILDING ELEVATIONS. Architectural drawings for the proposed 28' x 20' building shall be provided. The drawings shall identify the exterior building materials and proposed material colors.
3. LIGHTING. Are any new exterior light fixtures such as parking lot light poles or wall-mounted light fixtures proposed as part of this project? If so, show them on the site plan or building elevations to the extent possible. Parking lot light pole fixtures are subject to the requirements of Section 7.250 of the Unified Development Ordinance (UDO). Wall-mounted fixtures are subject to the requirements of Section 7.260 of the UDO.