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

Date: Monday, June 20, 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

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:

Approved: See below for any conditions of approval.

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.

For information only.

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.

Action required: Locate the horn/strobe over the FDC.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Karen Quackenbush (816) 969-1850	Karen.Quackenbush@cityofls.net	Approved with Conditions
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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.

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.

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