

PLANNING AND DEVELOPMENT

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

Date: Thursday, January 04, 2018

To:

Property Owner: TELECOM TOWERS LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: SPRINT

Email: LRITTER@PYRAMIDNS.COM

Fax #: (877) 442-8062

Engineer: SSC INC

Email: MOWENS@SSC.US.COM

Fax #: (913) 438-7777

From: Shannon McGuire, Planner

Re:

Application Number: PL2017258

Application Type: Commercial Final Development Plan

Application Name: SPRINT COLLOCATION KC25XC198

Location: 2200 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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.

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 Development Services Department at (816) 969-1200.

Review Status:**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 .

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. To ensure the structural integrity of the telecommunication towers, and ensure that the tower is maintained in compliance with standards contained in the International Building Code and the applicable standards for towers that are published by the Telecommunications Industry Association/Electronic Industries Association, please submit a tower inspection report that has been completed within the last three years.

2. Please include the property legal description and the area of land (feet & acers) for the site on the plan cover sheet.

3. Section 7.230 requires that a photometric plan be submitted for all new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed. The photometric plan shall be prepared by a lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP), or a State licensed professional engineer, architect, landscape architect or land surveyor.

4. Sheet E-5 shows that you are proposing a halogen work light. Halogen lights are expressly prohibited by Section 7.220 of the UDO. Metal halide or light emitting diodes (LED's) shall be the approved light source for all outdoor lighting. Additionally, all lighting fixture shall utilize full cut-off fixtures. Please propose a lighting fixture that complies with the UDO requirements.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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