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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Monday, June 25, 2018

**To:**

**Applicant:** WSKF ARCHITECTS INC

Email: RKUHL@WSKFARCH.COM

Fax #: (816) 300-4102

**Engineer:** Bartlett & West

Email: casey.colbern@bartwest.com

Fax #: <NO FAX NUMBER>

**Property Owner:** PREMIERLIFE REAL ESTATE  
HOLDING

Email:

Fax #: <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018022

**Application Type:** Commercial Final Development Plan

**Application Name:** LEE'S SUMMIT FIRE STATION #3

**Location:**

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#### 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 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.

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#### Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Approval is contingent upon private sanitary sewer and public water line being designed and installed by others prior to approval of the Final Development Plan.
2. Approval is contingent upon the acquisition and exection/recording of all necessary off-site easements for drainage and sanitary sewer, as well as any needed temporary construction easements needed to perform the work.
3. Approval of this plan is contingent upon the engineer allowing the City to redline the plans on Sheet C9.0 to read "1% ANNUAL CHANCE HYDRAULIC GRADE LINE" rather than "HYDRAULIC GRADE LINE". This permission may be submitted via email. Alternatively, the engineer may submit new plan sheets for C9.0 showing this revision.
4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee) is \$16,381.91. This fee must be paid prior to approval of the Final Development Plan.
5. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.
6. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.
7. Approval is contingent upon the waiver request being granted for the fringe area to the northeast being allowed to exceed the allowable peak release rates specified in the Design and Construction Manual. Staff will recommend approval of this waiver to the City Engineer.

<b>Fire Review</b>	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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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**Building Codes Review** Joe Frogge  
(816) 969-1241

Plans Examiner  
Joe.Frogge@cityofls.net

Approved with Conditions

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1. Water meter size is not specified. To be reviewed at building permit plan review.