# **DEVELOPMENT SERVICES**

# Commercial Final Development Plan Applicant's Letter

Date:	Tuesday, May 21,	uesday, May 21, 2019				
To: Property Owner:		PHILLIPS REIS LLC	Email: Fax #: <no fax="" number=""></no>			
	Applicant: DAN P	PHILLIPS	Email: Fax #: <no fax="" number=""></no>			
	Engineer: HG CO	NSULT, INC	Email: ksterrett@hgcons.com Fax #: <no fax="" number=""></no>			
From:	Hector Soto Jr., Planning Division Manager					
Re: Applica	ation Number:	PL2019010				
Application Type:		Commercial Final Development Plan				
Application Name:		HT SOLUTIONS BUILDING EXPANSION				
Location:		1440 SE BROADWAY DR, LEES SUMMIT, MO 64081				

## **Electronic Plans for Resubmittal**

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 in the following formats:

- Plats All plats shall be provided in mulit-page Portable Document Format (PDF).
- Engineered Civil Plans All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See

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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:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. 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(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$9,369.50

2. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.

3. 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.

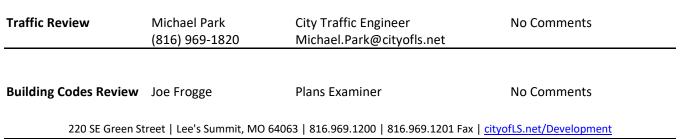
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

5. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
	(816) 969-1303	Jim.Eden@cityofls.net	

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. The 2018 International Fire Code will be in effect April 1, 2019.

What is the use of the new addition?



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