

**DEVELOPMENT SERVICES**

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

**Date:** Monday, June 24, 2019

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** KIMLEY-HORN

**Email:** MARK.HATCHEL@KIMLEY-HORN.COM

**Fax #:** <NO FAX NUMBER>

**Engineer:** ANDERSON SURVEY CO

**Email:** HOLLYKADEN@ANDERSONSURVEY.COM

**Fax #:** (816) 246-0502

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2019165

**Application Type:** Commercial Final Development Plan

**Application Name:** SUMMIT WAVES POOL ADDITION

**Location:** 120 SW BLUE PKWY, LEES SUMMIT, MO 64063

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**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 multi-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:****Required Corrections:**

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|------------------------|-----------------------------------|---|-------------|
| <b>Planning Review</b> | Shannon McGuire<br>(816) 969-1237 | Planner<br>Shannon.McGuire@cityofls.net | No Comments |
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| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Approved with Conditions |
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1. Written verification (sealed by the design professional) is required which states that the parking lot above the detention basin is capable of supporting the weight of a fully-loaded fire truck.
2. 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)), the water tap and meter setup fee, and right of way 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. \$49,423.51
3. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.
4. 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.
5. 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.
6. An as-built Record Drawing of the underground detention basin is required prior to issuance of a Certificate of Substantial Completion.

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>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 2018 International Fire Code.
2. Provide an overall Site Plan for the project.
3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: The fire lane shall carry the weight of fire apparatus, including the area over the subsurface detention.

Per resubmittal meets AASHTO HS\_20.

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Provide a hydrant plan. Hydrants shall be accessible from fire department access.

5. 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 2018 International Fire Code.

Action required: Provide a listing of materials and quantities to be stored and used.

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| <b>Traffic Review</b>        | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments              |
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241   | Plans Examiner<br>Joe.Frogge@cityofls.net          | Approved with Conditions |