

DEVELOPMENT SERVICES

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

Date: Tuesday, September 17, 2019

To:

Property Owner: M&I MARSHALL & ISLEY BANK Email:
Fax #: <NO FAX NUMBER>

Applicant: FIRST STREET DEVELOPMENT Email: CHRIS@FIRSTSTREETDEV.COM
Fax #: <NO FAX NUMBER>

Engineer: BHC RHODES Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM
Fax #: (913) 663-1633

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019166
Application Type: Commercial Final Development Plan
Application Name: TACO BELL - WOODS CHAPEL
Location: 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Approved with Conditions
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4. A Vacation of Easement application shall be approved and recorded prior to any building permits within the affected area.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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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. \$50,517.34

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.

6. Construction of the retaining wall shall not commence until such time that portions of the easement have been vacated.

7. Construction of the off-site drainage improvements shall not commence until private off-site easements have been acquired from the adjacent property to the south.

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

No Comments
