

DEVELOPMENT SERVICES

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

Date: Friday, May 29, 2020

To:

Property Owner: CITY OF LEE'S SUMMIT
MISSOURI

Email:

Applicant: THOMPSON BUILDERS LLC

Email: TSLAMIN@GMAIL.COM

Other: RL SALLEE REAL ESTATE INVESTMENTS LLC **Email:**

Engineer: LOVELACE & ASSOCIATES LLC

Email: ADT@LOVELACEASSOCIATES.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020120

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Airport - Hangar V

Location: 2751 NE DOUGLAS ST, Unit:V, 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:

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

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	Corrections
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2. APPLICATION. The application provided did not include the signature of the property owner. An application signed by the property owner is required to be submitted.

1. LIGHT FIXTURES. Cut sheets for all exterior wall pack light fixtures shall be provided for review. The light fixtures shall have full 90-degree cutoffs to direct the light downward and so the light source is not visible from off the property.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. An itemized and sealed Engineer's Opinion Of Probable Construction Costs has not been provided. The Final Development Plan's engineering review fee and the inspection fee are based on this estimate, and calculated at 3% of the total. Items to include in the estimate include: 1) grading to establish proper drainage, 2) grading for parking, 3) removal and replacement of poor quality subgrade (estimated quantity), 4) water and sanitary utility items, 5) pavement, 6) erosion and sediment control, 7) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. As the fire area of the building is greater than 12,000 square feet, the building shall be provided with an automatic fire sprinkler system or divided into fire areas in accordance with Chapter 7 of the 2018 IBC.

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.

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
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