

**DEVELOPMENT SERVICES**

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

**Date:** Monday, November 28, 2022

**To:**

**Property Owner:** CITY OF LEES SUMMIT

Email:

**Applicant:** CITY OF LEE'S SUMMIT MISSOURI

Email:

**Engineer:** GLMV ARCHITECTURE

Email: JHERNANDEZ@GLMV.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022359

**Application Type:** Commercial Final Development Plan

**Application Name:** Fire Station #4

**Location:** 5031 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

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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:**

Approved: See below for any conditions of approval.

**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, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The cost estimate was not sufficiently itemized, and the following corrections should be made: 1) pavement and sawcutting and installation of joints as per plan, 2) subgrade, 3) curb and gutter, 4) sidewalk, 5) ADA-accessible ramps, 6) sanitary sewer, including wye connection and all pipe and cleanouts, 7) water line, including tap, 8) fire line, including cut-in tee, 9) valves, 10) private stormwater costs including piping and all structures, 11) grading for parking lot and peripheral areas not associated with the building pad, 12) erosion and sediment control measures and devices, 13) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil. Please do not include gas, electric, building, lighting, or landscaping as these are not items reviewed or inspected by the engineering group.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

<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 2018 International Fire Code.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPi Brad.Cooley@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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