

DEVELOPMENT SERVICES

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

Date: Thursday, December 01, 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: PL2022358

Application Type: Commercial Final Development Plan

Application Name: Fire Station #5

Location: 801 SW M 150 HWY, LEES SUMMIT, MO 64082

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. 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.

2. 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.

3. 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.

Fire Review	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.

2. Confirm the FDC outside the NE door from the apparatus floor will not block the egress door when a hose is connected to it.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@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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