

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, December 19, 2023

**To:**

**Property Owner:** GENESIS P & W LLC

Email:

**Applicant:** OWN INC

Email:

**Engineer/Surveyor:** OWN INC

Email:

**Review Contact:** TOM WOOTEN

Email: TWOOTEN@WEAREOWN.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023249

**Application Type:** Commercial Final Development Plan

**Application Name:** Woodspring Suites

**Location:** 1010 NW WARD RD, LEES SUMMIT, MO 64086

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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.

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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

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| <b>Planning Review</b> | Ian Trefren<br>(816) 969-1605 | Planner<br>Ian.Trefren@cityofls.net | No Comments |
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| <b>Engineering Review</b> | Susan Nelson, P.E.<br>(816) 969-1229 | Senior Staff Engineer<br>Susan.Nelson@cityofls.net | Approved with Conditions |
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
3. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
4. 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.
5. 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. \$68,258.92
6. 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.

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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. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Work with Water Utilities to ensure there is adequate fire flow per IFC Table B105.1(2). A 50% reduction is allowed for the sprinkler system. Calculate for a 50,470 sq. ft. 5-A building.

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| <b>Traffic Review</b> | Erin Ralovo | Erin.Ravolo@cityofls.net | No Comments |
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| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | No Comments |
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