

DEVELOPMENT SERVICES

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

Date: Friday, May 10, 2024

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Engineer/Surveyor: Sarah Thompson Email: sthompson@ess-inc.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2023163

Application Type: Commercial Final Development Plan

Application Name: Wilshire Hills Phase III

Location: 3200 NE MANHATTAN DR, 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:

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. ARCHITECTURE. Color building elevations are required to be submitted as part of the final development plan application for review. The building elevations (Sheets A-200 and A-201) are black and white, and also do not label any of the proposed material colors.
2. TRASH ENCLOSURE. Please confirm that the proposed trash enclosure gates shown on the detail (Sheet AS-101) are solid metal panels. It isn't very clear if the "MTL GATE" note on Detail A5 refers to the panels or the gate frame.
3. SIGN PERMIT. For your information, construction of the monument sign depicted on Sheet AS-101 is reviewed and approved under separate cover as part of a sign permit application and not done as part of the subject final development plan application. Having said, it does appear to comply with all applicable sign regulations as drawn. Additional information will be required regarding the proposed illumination of the sign at the time of sign permit review.

Engineering Review	Gene Williams, P.E. (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 and sanitary sewer 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. \$196,478.37
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a project coordination meeting with the assigned Field Engineering Inspector.
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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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