



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Wednesday, April 24, 2013

To:

Property Owner: CATHOLIC

Email:

Fax #: (816) 537-8104

DIOCESE OF KC-ST JOSEPH INC - mclary@holyspiritcatholicchurch.net

Michael Clary

Applicant: HOLY SPIRIT CATHOLIC Church - Email: mixzx@att.net

Fax #: (816) 537-6040

CHURCH - Mick Mithelavage

Engineer: LORAC DESIGN GROUP Email: Jtowns12@comcast.net

Fax #: <NO FAX NUMBER>

LLC - Joseph Towns

From: Chris Hughey, Planner

Re:

Application Number: PL2013035

Application Type: Commercial Final Development Plan

Application Name: HOLY SPIRIT CATHOLIC CHURCH STORAGE BUILDING

Location: 1800 SW M 150 HWY, LEES SUMMIT, MO 64082

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. Sheet 1. Provide the color and materials of the overhead doors and service door. Please note the overhead doors need to be painted a comparable color to the surrounding facade.

2. Site Plan / Grading Study. Will the overhead door on the north side of the building require a driveway connection to the parking lot? If so, please delineate this drive.

3. Site Plan / Grading Study. It is our understanding the dashed in parking area will be added at a later date. If this is still correct please add a note to the site plan / grading study stating this.

4. Site Plan / Grading Study. Add a north arrow to the site plan / grading study sheet.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The sheet entitled "Grading Study" dated April 5, 2013 appears to show a drainage system behind the proposed building. Please show a plan view and a profile view of the proposed drainage system.
2. Please add a north arrow to the "Grading Study" dated April 5, 2012.
3. Will the parking lot shown as a dashed line to the northeast of the new building be constructed during this phase of construction? If not, then please note that this will not be constructed.
4. Will the building be sprinklered? If so, then a fire line will need to be designed and installed.
5. It appears the building may be too low. For instance, the rear contours show no allowance for freeboard during a storm event, and it would appear that stormwater may enter the building.
6. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate and calculated as 3% of the total. Items to include on the estimate should include all items necessary to construct the improvements excluding the actual storage building itself. This would include grading activities to achieve proper drainage, drainage structures and pipe, erosion and sediment control, drive and parking lot construction, sanitary sewer, and water lines.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.