

PLANNING AND DEVELOPMENT

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

Date: Thursday, March 06, 2014

To:

Property Owner: ABUNDANT LIFE
BAPTIST CHURCH

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Hector Soto, Planner

Re:

Application Number: PL2013141

Application Type: Commercial Final Development Plan

Application Name: ABUNDANT LIFE BAPTIST CHURCH

Location: 304 SW PERSELS RD, LEES SUMMIT, MO 64081

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:

Approved: See below for any conditions of approval.

Required Corrections:

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 2012 International Fire Code (IFC) and local amendments as adopted by the City of Lee's Summit.

The 2012 Edition of the IFC is the adopted code for the City of Lee's Summit effective January 1, 2014.

2. Fire Department- IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The canopies over the fire lanes shall be a minimum of 13 feet 6 inches in height. Confirmed during Building Permit Plan review.

3. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices

shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Signage shall be provided.

4. C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

Now that the fire lanes have been indicated, the hydrant at Sta5+06.41 needs to be extended out on the island closer to the fire lane, or post that area as a fire lane to prevent access to the hydrant from being obstructed.. Confirmed at Building Permit plan review.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Approved with Conditions
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- 1. DEVELOPMENT AGREEMENT. No building permits shall be issued for any structure in the development until documentation is provided to the Planning and Codes Administration Department that the executed development agreement has been recorded in the Jackson County Recorder's Office.
- 2. VACATION OF EASEMENT. Two easements on the property are currently going through the process of being vacated. No building permits for any structure in the development shall be issued until documentation is provided to the Planning and Codes Administration Department that the ordinance vacating the easements has been recorded in the Jackson County Recorder's Office.
- 3. MINOR PLAT. No building permits shall be issued for any building in the development until the minor plat is approved and the approved minor plat has been recorded in the Jackson County Recorder's Office.
- 4. LIGHTING PLAN. Because this project abuts residential property, a photometric plan providing the as-constructed lighting levels shall be provided to the Department of Planning and Development prior to the issuance of a Final Certificate of Occupancy. The as-constructed photometric plan shall indicate the foot-candle levels on a 10' x 10' grid. This comment is provided to bring to your attention a piece of information required to be provided at the time that a Final Certificate of Occupancy is sought.

Engineering Review	Gene Williams (816) 969-1812	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 Public Works Review and Inspection Fee of \$22,687.81 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Department.
- 2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
- 3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

4. 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.

6. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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