

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, September 18, 2013

**To:**

**Applicant:** ACI-BOLAND, INC

Email: mhunter@aci-boland.com

Fax #: (913) 338-2003

**Engineer:** SHAFER KLINE & WARREN

Email: gjohnson@skw-inc.com

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2013003

**Application Type:** Commercial Final Development Plan

**Application Name:** SAINT LUKES EAST HOSPITAL BUILDING ADDITION

**Location:** 110 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086

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**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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson	Planner	Corrections
	(816) 969-1606	Jennifer.Thompson@Cityofls.net	

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1. The first space when entering the parking lot does not meet our minimum requirements for width. When measured it appears to be around 7-feet in width instead of the 9-foot minimum requirement.
2. Will there be any additional parking lot lighting proposed for this portion of the parking lot? If so, please provide lighting specifications.
3. When resubmitting revised plans, please submit 6 full size plans and one half size set of plans (this will be a total of 7 sets of plans).

<b>Engineering Review</b>	Gene Williams	Senior Staff Engineer	Approved with Conditions
	(816) 969-1812	Gene.Williams@cityofls.net	

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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 \$1,809.24 (which is based on 3% of the total infrastructure cost) 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.

5. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.

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.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Parking Lot Review- Provide dimensions on the gates going into the parking lot. By scale it does not appear that a fire apparatus will be able to pass through and still clear mirrors and other equipment.

#### 503.2.1 Dimensions.

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).

#### 503.2.2 Authority.

The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

#### 503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

#### 2. 503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Recommend a cut through at the north end of the lot, or an approved turn around per IFC Appendix D.

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