

PLANNING AND DEVELOPMENT

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

Date: Friday, October 17, 2014

To:

Property Owner: JOHN KNOX VILLAGE Email: Fax #: <NO FAX NUMBER>

Other: WESTWOOD PROFESSIONAL Email: Fax #: <NO FAX NUMBER>
SERVICES

From: Ron Seyl, Planner

Re:

Application Number: PL2014106

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE PARKING LOT

Location: 516 NW MURRAY 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:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Approved with Conditions
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1. MAXIMUM BASE HEIGHT.

Upon final site inspection by city staff the maximum concrete or pedestal base height shall not exceed three (3) feet in height and shall be included in the maximum overall height.

2. MAXIMUM LIGHT FIXTURE HEIGHT.

Upon final site inspection by city staff the maximum height of the bottom of all light fixtures shall not exceed fifteen (15) feet in height.

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 \$12,424.35 (which is based on 3% of the total infrastructure) must be paid prior to the

issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration 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. 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 Administration Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for land disturbance permitting details.

5. 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. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief 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 2012 International Fire Code .

2. IFC 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

The temporary access to the fire hydrant and FDC of C Building shall be maintained throughout the project.

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