

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, December 01, 2016

**To:**

**Applicant:** SFCS ARCHITECTS

Email:

Fax #: (540) 343-6925

**Engineer:** WESTWOOD ENGINEERING

Email: CHUCK.LAMPING@WESTWOODPS.COM

Fax #: <NO FAX NUMBER>

**Architect:** SFCS ARCHITECTS

Email:

Fax #: (540) 343-6925

**Property Owner:** JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2016044

**Application Type:** Commercial Final Development Plan

**Application Name:** JOHN KNOX VILLAGE MEADOWS

**Location:** 512 NW HOPE LN, Unit:A, LEES SUMMIT, MO 64081  
1800 NW OBRIEN RD, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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

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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet 23A of 34: It appears a grade change in the arch pipe is being proposed without a junction box. Even though this is a private stormwater system, an 87" by 54" arch pipe being constructed in this manner would appear questionable in terms of long-term reliability. How are these pipe sections going to be joined?

2. A revised Engineer's Estimate of Probable Construction Costs should be provided.

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. 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 .

1. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, 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).

**D105.2 Width.**

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Action required:**

A. Approved turf blocks used to complete the 26 foot width of the fire lane shall be installed per manufacturers instructions with documentation of special inspections by an approved third party during installation.

For information only.

