

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, March 08, 2018

**To:**

**Property Owner:** ABUNDANT LIFE BAPTIST  
CHURCH OF LS MO

**Email:**  
**Fax #:** <NO FAX NUMBER>

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM  
**Fax #:** (816) 623-9849

**Engineer:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM  
**Fax #:** (816) 623-9849

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018010

**Application Type:** Commercial Final Development Plan

**Application Name:** ABUNDANT LIFE BAPTIST CHURCH FOOD PANTRY

**Location:** 1300 SW JEFFERSON ST, 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 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 Development Services Department at (816) 969-1200.

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### **Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

### **Required Corrections:**

|                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------|--------------------------|
| <b>Engineering Review</b>                                                                                                                                                                                                                                                                                                                                                   | Gene Williams<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Approved with Conditions |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                                     |                          |
| 1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee of \$1,108.77 (which is based on 3% of the total infrastructure cost plus a water test inspection fee(s)) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. |                                 |                                                     |                          |
| 2. An agreement for the construction of the public sidewalk along Jefferson St must be executed prior to issuance of any type of occupancy for the structure. An estimate for the sidewalk should be provided separately.                                                                                                                                                   |                                 |                                                     |                          |
| 3. Contact a Development Services inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.                                                                                                                                                                                                                                                         |                                 |                                                     |                          |
| 4. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.                                                                                                    |                                 |                                                     |                          |
| 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.                                                                          |                                 |                                                     |                          |

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|------------------------------------------|--------------------------|

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.

For information only.

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

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| <b>Planning Review</b> | Shannon McGuire | Planner | Approved with Conditions |
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