

DEVELOPMENT SERVICES

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

Date: Friday, March 29, 2019

To:

Property Owner: DIOCESE OF KC-ST JOE REAL
ESTATE CORP

Email:
Fax #: <NO FAX NUMBER>

Applicant: CATHOLIC DIOCESE OF KC-ST JOE

Email:
Fax #: (816) 251-1199

Engineer: HG CONSULT, INC

Email: KSTERRETT@HGCONSULT.COM
Fax #: <NO FAX NUMBER>

Architect: HOLLIS & MILLER ARCHITECTS

Email:
Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019107

Application Type: Commercial Final Development Plan

Application Name: PRESENTATION SCHOOL ADDITION AND RENOVATION

Location: 130 NW MURRAY RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

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 2018 International Fire Code and local amendments.
2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: If the gate is going to be locked a Knox padlock will be required.

3. Any impairments to fire suppression and fire department access shall be coordinated through the Fire Prevention Division.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. EFIS should be limited to no greater than 30% of any single façade. Please provide information showing the total area of each proposed façade material. Should the EFIS be over the maximum allowed, please reduce the overall amount to meet the 30% requirement.
2. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. The use of a unit mounted screening system would require a modification granted by the governing body at the Preliminary Development Plan process. An "inboard" parapet wall would meet the requirements of the UDO. Please updated the plans to comply with this requirement. Please ensure to include a dashed line indicating the rooftop mechanical equipment's relationship with the screening wall.
3. Please provide a land use table that include the existing and proposed information for the following:
 - Total floor area
 - Land area
 - Number of required and proposed parking spaces

- Impervious coverage
- Floor Area Ratio (FAR)

4. Is the applicant proposing any new lighting? If so, please provide information for the location, height, intensity and type of fixtures. Also, provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines. Additionally, please provide the manufacturer's specification sheets for proposed exterior lighting. The specification sheets shall indicate the exact fixture to be used.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Show location of all oil/gas wells, or indicate none are present, and cite the source.
- Include floodplain information.
- Include an Erosion and Sediment Control plan.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Revise plans to eliminate "Alternate" storm sewer option. Plans shall show the design that will be constructed.

2. Sheet C002: General Note 12 seems to have an extra word, "MAINS", in the section title. Please revise.

3. Sheet C004:

- Revise General Note 1 to refer to City of Lee's Summit specifications only.
- Revise General Note 3 to refer to Development Engineering Inspection at 816-969-1200.

4. Sheet C006: The pavement section shown does not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Please revise.

5. Sheet C007:

- Show HGL in the Profile view.
- Verify the size of Existing Inlet A-1 and revise as required.

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