

DEVELOPMENT SERVICES

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

Date: Friday, April 26, 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@hgcons.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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The pavement detail shows both geogrid and stabilized subgrade, although the stabilized subgrade does not include a dimension. City standards require geogrid or stabilized subgrade, but not both. Designing a higher standard than the City requires is acceptable. Please verify this was the intent or revise accordingly.

The detail has been revised to indicated compacted subgrade in lieu of stabilized subgrade for clarity.

2. Sheet C007: Inlet A-1 is dimensioned differently in Plan and Profile views. Please revise accordingly.

The profile text has been edited to match the plan text for the existing 5'x3' curb inlet.

3. Add Geogrid, Stabilized Subgrade, or both to the estimate. Revise the Crushed Stone quantity to include the 1' beyond curb dimension. The Geogrid/Stabilized subgrade quantity should match the Crushed Stone quantity.

Geo grid, in place has been added to the cost estimate and the quantity is the same as the aggregate base.

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. *Acknowledged.*

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.

The gate will be closed but not locked, so a Knox padlock will not be needed.

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

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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