

DEVELOPMENT SERVICES

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

Date: Thursday, March 26, 2020

To:

Property Owner: THE UNITED METHODIST
CHURCH OF LEES SUMM

Email:

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020075

Application Type: Commercial Final Development Plan

Application Name: Summit Church - parking lot addition

Location: 3381 NW CHIPMAN 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 multi-page 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:

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. Add the proposed number and total number of parking spaces to Sheet C.001.
2. PHASING. The site data table on Sheet C.001 labels the proposed improvements as Phase 3. But the leader at the southwest corner of the parking lot on Sheet C.100 labels this as Phase 2 parking lot improvements. Reconcile.
3. CURBING. Standard curb details are provided on Sheet C.600, but the site plan does not call out the curb type proposed for the parking lot expansion. CG-1 curbing shall be used, except that temporary asphalt curbing may be used where future parking lot expansion will occur.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
2. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.
3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$2,098.49

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Pending
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