

DEVELOPMENT SERVICES

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

Date: Tuesday, April 27, 2021

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Applicant: SFCS ARCHITECTS

Email:

Engineer: BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021013

Application Type: Commercial Final Development Plan

Application Name: John Knox Village - Meadows Phase II

Location: 1801 NW OBRIEN RD, LEES SUMMIT, MO 64081
520 NW HOPE LN, 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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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16. 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. \$18,047.73

17. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

18. Separate engineering plans for the public water main shall be required. Separate cost estimate shall be required for same. Construction of the water main upgrade shall be substantially complete prior to going vertical with any building construction.

19. 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.

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.

2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Confirm there is adequate fire flow for the size of building and type of construction. Local amendment to Table B105.2 only allows for a 50% reduction in fire flow for a fully sprinklered building.

3/3/2021 The total square footage of the building and building types shall be considered when calculating required fire-flow. The IFC does not allow separated areas to be considered unless they meet the following: B104.2 Area separation. Portions of buildings that are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

Based on the square footage provided by Eric Byrd P.E. with BHC Rhodes, Table B105.2 with a 50% reduction will

require a fire-flow of 4,500 GPM. The available calculated fire-flow does not meet this requirement.

04/05/2021- Confirm the proposed modification will provide the required fire flow. Please provide a copy of the analysis that is mentioned in the comment response letter.

04/22/2021- Make corrections per the water model provided by the City of Lee's Summit.

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