

PERMIT HEIRARCHY

Basic Permit

LAND DISTURBANCE PERMIT (LDP)

This permit allows an applicant to begin moving material (soil / rock / clearing and grubbing / etc.) and accounts for the erosion control necessary for a site. No other type of work may be performed under this permit.

SITE DEVELOPMENT PERMIT (SDP)

This permit can include all of the work allowed in a LDP, with the addition of all exterior (or site) construction items, up to, but not including any building construction such as storm piping, curbing, paving, lighting, landscaping, detention basins, etc. With a SDP, it is not necessary to obtain an LDP, as LDP items are an integrated part of an SDP.

BUILDING PERMIT* (B.P.)

A building permit can include all items included in both LDP's and SDP's, and includes the actual building construction. With a full building permit that includes all site work, it is not necessary to obtain either an LDP or SDP, as this work is an integrated part of the B.P.

Complex Permit

PUBLIC IMPROVEMENT PERMITS (P.I.)

Public Improvement permits are separate, complete plan sets that are required when any infrastructure, which the City will take over and maintain, will be constructed. Many times P.I. permits will be required in conjunction with B.P.'s.

PERMIT ISSUANCE REQUIREMENTS AND FEES

To pull an engineering permit within Lenexa, the contractor must be licensed within the City of Lenexa. must provide appropriate insurance and bonding information, as well as pay the appropriate fees.

The typical bond is called a performance guarantee, sometimes also called a mud bond. This bond is essentially a guarantee that sediment will not leave your site and impact another property. (P.I. plans also require a Performance and Maintenance bond for 100% of the cost of the work, for a time period of 2-Years.)

It is calculated as \$2,500 per acre (rounding up to the nearest acre) of the project, up to a maximum of \$62,500. Appropriate bond forms may be obtained from the City.

The following identifies both the application fee as well as the permit fee for each permit type:

LAND DISTURBANCE PERMIT

Residential 1 & 2 units:
\$75.00 / lot plus \$50 Plan Review

Residential 3 units & more:
\$165.00 / acre plus \$100 Plan Review

Commercial, Industrial & Church:
\$165.00 / acre plus \$100 Plan Review

SITE DEVELOPMENT PERMIT

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\$75.00 / lot plus \$50 Plan Review

Residential 3 units & more:
\$165.00 / acre plus \$100 Plan Review

Commercial, Industrial & Church:
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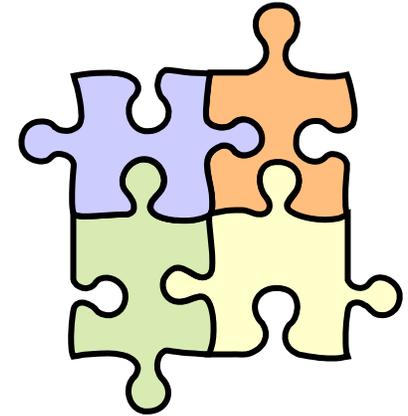
PUBLIC IMPROVEMENT PERMIT

3% Total Construction Cost of the Infrastructure

(A minimum \$50 permit fee will be charged for all permits.)

ENGINEERING PERMITS

Solving the puzzle on permit types, when to ask for what permit, and requirements to obtain each specific permit.



Engineering Division
Planning & Development Department

City of Lenexa
12350 West 87th Street Parkway
Lenexa, Kansas 66215

Contact Information:

Phone: 913-477-7500

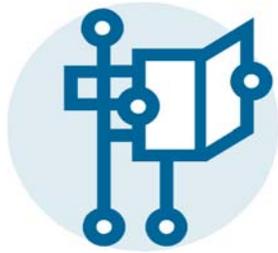
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Land Disturbance Permits



What do you need?

The LDP (or sometimes referred to as a “grading permit”) is for moving material. Typically this will be for a small or simple project, although sometimes even larger construction projects will pull a LDP in order to begin working on the project prior to a full set of building permit plans being completed or

approved.

In addition, for all sanitary sewer main extension work, which is constructed with a Johnson County Wastewater permit, a companion City of Lenexa LDP is required to go along with the County permit. (This is a separate/distinct set of LDP plans.)

Typical plan set requirements include:

- Title Sheet
- Site Layout Sheet (including existing vegetation)
- Grading Plan
- Storm Water Management Plan
- Land Disturbance Plan (including tree/vegetation preservation plan)
- Land Disturbance Notes & Details

Staff attempts to keep initial review times within a 10-working day time period, with total review time based upon plan completeness, and consultant turn-around time of revisions, etc.

See back page for fees and licensing requirements.

Site Development Permits

The SDP is for all work on the site, other than the actual building or buildings. Typically this can range from a small ancillary project to a large scale construction project.

This permit is also often obtained to begin work in advance of the full building permit being completed or approved.



How fast can I get my permit?

When site work has any structural component (such as a detention basin, with its outlet system), an SDP will be needed instead of a LDP.

Given the additional construction information levels required, requirements will typically be more detailed. Typical plan set requirements include:

- Title Sheet
- Site Layout Sheet
- Grading Plan
- Storm Water Management Plan
- Land Disturbance Plan
- Land Disturbance Notes & Details
- Landscaping Plan
- Landscaping Notes & Details
- General Construction details
- Any other sheets necessary for construction of various components (i.e. lighting plans, utility plans, plan and profiles, etc.)

Review time is similar to the LDP.

Building Permits

Building permits as previously indicated, may be approved for all project work. With a full building permit, it is not necessary to pull either a LDP or a SDP, unless there is a desire to start work prior to issuance of a building permit.

If this is desired, a separate, distinct set of plans will be required for the additional permit request (LDP or SDP), even if a building permit plan set has already been submitted.

* - A building permit is not an engineering permit, thus any detailed questions on the building permit process should be directed to the Building Division at 477-7500.

Public Improvement Permits

Public Improvement permits are for future City infrastructure, such as public storm systems, public streets and curbs, street lights, lane widenings, turn lanes, etc.

This is a separate, and complete plan set that typically must be approved and issued prior to building permit issuance. (In the case of residential developments, the public infrastructure must be deemed “substantially” complete prior to issuance of a building permit.)

As P.I. plans are much more complex, please reference the City’s “Design Criteria and Plan Requirements” document, which can be found online at www.ci.lenexa.ks.us

(We note detailed information on all City issues may be found on this same website.)