

PLANNING AND DEVELOPMENT

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

Date: Wednesday, December 11, 2013

To:

Property Owner: ABUNDANT LIFE
BAPTIST CHURCH

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Hector Soto, Planner

Re:

Application Number: PL2013141

Application Type: Commercial Final Development Plan

Application Name: ABUNDANT LIFE BAPTIST CHURCH

Location: 304 SW PERSELS RD, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-½"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Hector Soto	Planner	Corrections
	(816) 969-1604	Hector.Soto@cityofls.net	

1. DEVELOPMENT AGREEMENT. A condition of the preliminary development plan approval for this project is that the developer shall execute a mutually satisfactory development agreement, which addresses at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated June 28, 2013, that was prepared by Michael Park (City Traffic Engineer). No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.

2. VACATION OF EASEMENT.

- A condition of the preliminary development plan approval for this project is that a vacation of easement application be filed, approved and recorded with the County to vacate the U-shaped 7.5' utility along Persels Road prior to the approval of the final development plan and issuance of any building permit.

- An upside-down L-shaped 20'-wide utility easement adjacent to the U-shaped easement referenced above also conflicts with the proposed building location and as a result shall also be vacated prior to final development plan approval and building permit issuance. Both easements can be vacated as part of the same application.

3. SCALE.

- The graphic scale (scale bar) on Sheet C.001 indicates a drawing scale of 1" = 40', which is incorrect. The written scale beneath it indicates a scale of 1" = 50', which is correct. Correct the graphic scale.
- The graphic and written scale on Sheet C.201 is illegible due to overlapping sets of numbers. Both scales should indicate a scale of 1" = 20'. Additionally, the wording beneath the graphic scale is also illegible due to overlapping text.
- The graphic scale (scale bar) on Sheet C.204 indicates a drawing scale of 1" = 40', which is incorrect. The written scale beneath it indicates a scale of 1" = 60', which is correct. Correct the graphic scale.
- The graphic scale (scale bar) on Sheet C.501 indicates a drawing scale of 1" = 20', which is incorrect. The written scale beneath it indicates a scale of 1" = 30', which is correct. Correct the graphic scale.
- The listed scale on Sheet ES1.1 1" = 30' is incorrect. The correct scale is 1" = 40'. Correct the scale.

4. LIGHT PLAN.

- All light fixtures located within 100' of the abutting residential properties at the northeast corner of the project site shall not exceed an overall height of 15' (including bases). Sheet ES1.1 shows the three double-headed pole lights located in the landscape islands to the west of those properties having an overall height of 20'. All three pole lights shall be reduced to a height of 15'.
- All light fixtures located within 100' of Persels Road shall not exceed an overall height of 20' (including bases). Sheet ES1.1 shows the single-headed pole light and two double-headed pole lights located between the first and second parking aisle parallel to Persels Road having an overall height of 24'. All three pole lights shall be reduced to a height of 20'. Revise the site plan and photometric calculations accordingly.
- For projects abutting or adjacent to residential properties, a photometric plan providing the as-constructed lighting levels shall be provided to the Department of Planning and Development prior to the issuance of a Final Certificate of Occupancy. The as-constructed photometric plan shall indicate the foot-candle levels on a 10' x 10' grid.

5. HANDICAP SIGN DETAIL. The detail on Sheet C.600 does not indicate the mounting height for the signage. Every accessible sign shall be mounted on a pole or other structure between 36" and 60" above the ground, measured to the bottom of the sign. Label the mounting height on the detail.

6. PAVEMENT THICKNESS. The proposed pavement thickness does not comply with the standard under Article 12 of the UDO. See Section 12.120.F.1 for the minimum pavement thickness standards.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please change the note on Sheet C.001 to read "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."

2. Sheet C.001: The title of this sheet reads "Preliminary Development Plan." While it is acceptable to include the PDP in the Final Development Plan submittal, it does not seem appropriate to include this as the cover sheet.

3. General comment: Asphaltic concrete pavement is not called-out on any plan view except for the word "asphalt". This is very non-descript language and must be corrected to a specific standard.

4. Sheet C.100: KCMMB concrete mix must be called-out for all commercial entrances.

5. General comment: A legend must be provided showing all symbols used in the plans.
6. Sheet C.205: The "Detention Plan" shows a plan view with no other descriptive information. The outlet structure construction is unknown even though the stormwater report describes a multi-stage structure.
7. Sheet C.205: Flared end sections appear to be missing on the storm line exiting the outlet structure.
8. Sheet C.205: It appears that rip rap is being placed on top of the detention basin in the vicinity of the outlet structure. Is this a drafting error?
9. Sheet C.205: It appears a flume is being constructed from the parking lot to the detention basin. Will rip rap be placed at the end of the flume?
10. Sheet C.206: Separate engineering plans will be required for the public street improvements. In general, however, the valve shown near the intersection of Jefferson and Persels will need to be moved. In addition, the tee addition near station 80+94 will necessitate digging into the existing street pavement. The pavement replacement should extend beyond that which is shown in order to accommodate the installation of the tee.
11. Sheet C.300: Portions of the on-site storm sewer are shown as public rather than private. All on-site stormwater structures, pipe, detention basins, and inlets should be labeled as private.
- 12.
13. General comment: It appears that several easements are not shown on the site plan or utility plans. Please show the location of the utility easements.
14. Stormwater profile views: Please show the hydraulic grade line for the design storm.
15. General comment: Fonts are too small for the utility labels (i.e., "ST", "W", etc.). All fonts, whether used as labels or general text on the plan sheets, must be clearly legible when reduced to 11" by 17". As presented, they will not be legible when reduced to 11" by 17".
16. Sheet C.400: Please specify a cut-in wye will be required for the sanitary sewer connection.
17. Sheet C.500: Please show the location of the gate valve to be installed immediately prior to the backflow vault.
18. Sheet C.500: It does not appear that the Fire Department Connection (FDC) is shown.
19. Sheet C.600: Commercial entrances must be constructed of KCMMB mix minimum 8" thickness.
20. Sheet C.600: Pavement thickness for asphalt pavement is called-out incorrectly (i.e., asphaltic concrete base course is too thin, and subgrade is not in accordance with minimum requirements). Please see the Unified Development Ordinance Article 12 for minimum requirements for driving aisles (including parking stalls), and fire access lanes.
21. Sheet C.602: It appears that vertical thrust block details are missing.
22. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The Engineering Plan Review and Inspection Fee is based on this estimate and is calculated at 3% of the total plus a

nominal water sample collection/observation fee of \$100 per sample. Please include an itemized estimate of all work necessary to complete the work deducting the cost of the building, lighting, and landscaping.

23. Please be aware that right of way documents, if needed due to the public street improvements, will be required prior to approval of the FDP.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Fire Department- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The location of the FDC in relation to a fire hydrant is not shown. The location of the fire protection main is not shown on the Water Plan.p

3. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Indicate what paved surfaces will be heavy duty asphalt.

4. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The fire lanes around the building shall be posted. Indicate areas to be marked.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Offsite engineering plans are needed for the improvements to Jefferson Street. I have no traffic engineering comments pertaining to the final development plan (onsite work).