

PLANNING AND DEVELOPMENT

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

Date: Tuesday, January 28, 2014

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 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code (IFC) and local amendments as adopted by the City of Lee's Summit.

The 2012 Edition of the IFC is the adopted code for the City of Lee's Summit effective January 1, 2014.

2. Fire Department- IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The canopies over the fire lanes shall be a minimum of 13 feet 6 inches in height. Confirmed during Building Permit Plan review.

3. 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.

Signage shall be provided.

4. C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

Now that the fire lanes have been indicated, the hydrant at Sta5+06.41 needs to be extended out on the island closer to the fire lane, or post that area as a fire lane to prevent access to the hydrant from being obstructed.. Confirmed at Building Permit plan review.

Planning Review

Hector Soto
(816) 969-1604

Planner
Hector.Soto@cityofls.net

Corrections

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. LIGHTING PLAN. Because this project abuts residential property, 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.

4. PAVEMENT THICKNESS. The proposed light asphaltic concrete pavement thickness detail does not comply with the standard under Section 12.120.F.1 of the UDO. The 4" base shall be increased to 5".

5. SCALE. The scale bar and the labeled scale at the upper right corner of Sheet C.305 (Storm Sewer Plan) are incorrectly shown as a 30' scale. The correct scale is 50'.

6. MINOR PLAT. The minor plat for the subject shall be approved, recorded with the County and the necessary number of recorded copies of the plat shall be returned to the City prior to the issuance of any building permits.

Engineering Review

Gene Williams

Senior Staff Engineer

Corrections

1. A note must be added to the plan set stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813". The response to comment letter dated January 15, 2014 indicated this had been corrected, but it appears it has not.
2. The response to comment letter dated January 15, 2014 references a Sheet C.205. The index also references a Sheet C.205. No such sheet was found in the submittal package.
3. Rip rap is shown at the end of pipe within the detention basin, but there is another feature which extends across the detention basin embankment with a different symbol. This feature is unknown and the symbol for it is not given within the legend. Is this a drafting error?
4. The road improvement plans which were initially received by Public Works on January 17, 2014 are currently under review. Comments on the geometry of the road improvements may change the layout of the Final Development Plan.
5. Sheet C.204: Type font errors need to be corrected on this sheet before an adequate review can be made. There are peculiar "square" characters which need to be cleaned-up.
6. As previously commented, the street improvement plans are separate from the Final Development Plan. Sheet C.206, therefore, should be deleted.
7. A gate valve just prior to the backflow vault was shown as per our previous comment letter, but it is shown in the middle of the sidewalk. Please adjust the location of the backflow vault and gate valve to avoid this conflict.
8. The fire department connection is shown, but is this really the location? Is this a drafting error?
9. Sheet C.303: The profile view of Storm Line 8 is illegible. Please clean up.
10. Sheet C.600: Asphaltic concrete pavement sections are not in accordance with the Unified Development Ordinance (UDO) Article 12. For "light asphaltic concrete pavement" as defined by the useage shown on the plans, the UDO requires a minimum of 2" over a 5" base course rather than a 4" base course.
11. Sheet C.600: Welded wire fabric is not allowed in public sidewalk.
12. General comment: There are numerous instances of type font errors throughout the plan set as indicated by a "square-shaped" symbol. Please review the entire plan set and remove instances of this type font error.
13. Index of Sheets contains numerous errors in regard to the index sheet names versus the actual sheet names presented. Please ensure that any sheet listed within the index matches the exact sheet name contained within the plan set.
14. An Engineer's Estimate of Probable Construction Costs was not included in the submittal.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
