



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Monday, February 10, 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.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The previous submittal on Jan. 17, 2014 for Sheet C.303 was illegible, and the following comments pertain to this resubmittal: JB-8-1 is called out on the plan view. The profile view of JB-8-1 is called out as a 6'x7' junction box. The section view calls out JB-1-1 rather than JB-8-1. In addition, the section view calls out this junction box as 4'x6'. Is the existing junction box being removed and replaced with a smaller box? If so, why does the plan view not indicate this? The note at the bottom states "junction box shall be built to City standards" which would imply the box is being removed and replaced.

2. The previous submittal on Jan. 17, 2014 for Sheet C.303 was illegible, and the following comments pertain to this resubmittal: The section view of junction box JB-1-1 calls out elevations which are impossible to construct since they are approximately 300 feet lower than the prevailing surface elevations. In addition, the elevations called out on the section view do not match that shown within the "Micro Storm Water Drainage Study" dated 11/22/13.

3. The "Micro Storm Water Drainage Study" dated 11/22/13 calls out a multi-stage outlet structure on page 9 of the ALBC Detention Culvert/Orifice Structure table. The elements of this multi-stage structure do not appear to match what is shown on Sheet C.303. For instance, B and C culverts are called-out as 18" and 30" respectively, and the weir is called out with a 50 foot length. It would appear that the proposed outlet structure is composed of a 21" culvert and a weir of 3 feet length with no intermediate stage. In addition, a 36" outlet pipe is proposed, but the study shows culvert A as a 48" pipe. Please provide calculations which reflect actual proposed conditions.

4. Sheet C.205 was missing from the submittal dated Jan. 17, 2014, and the following comments pertain to the most recent resubmittal: It appears the bottom of the detention basin is approximately 1020.0 feet. The "Micro Storm Water Drainage Study" dated 11/22/13 shows the bottom of the basin at 1017.0 which would skew the calculated volume of the basin upward. Please revise the report to reflect actual proposed conditions.

6. Sheet C.205 (which was missing from the original submittal dated Jan. 17, 2014): Please show a trenching detail for the perforated drain pipe which is being daylighted to the area of dense trees shown on the plans. Thin-walled perforated pipe will require certain measures to be taken to ensure the pipe will not collapse under the weight of earth. It is recommended that granular backfill be used for an area 6" minimum around the pipe or as otherwise specified by the pipe manufacturer.

7. Sheet C.300: The plan view shows a modified junction box JB-7-1, but this does not appear to coincide with the label shown on Sheet C.303.
8. Sheet C.302: As previously discussed in our applicant letter dated January 28, 2014, there were numerous drafting errors and type font errors which made many of the plan sheets illegible. Please see the storm line between curb inlet 1-8 and curb inlet 1-6. The storm line appears to be missing, and there is a peculiar circular-shaped object near curb inlet 1-7.
9. Sheet C.500: Only one valve is necessary on the main rather than "...on all legs". Please revise the note, and show the specific location of the valve. It would appear the best location would be the north side of the tee.
10. Sheet C.500: There is a note stating "...connect to existing water valve", but it is unclear where the fire hydrant is being moved to. If the fire hydrant is being utilized in the same general location, it must be offset from the private fire main in the same manner as a public fire hydrant (i.e., it cannot be "in-line").
11. Sheet C.500: The new private fire hydrant near the fire department connection is shown "in-line". This fire hydrant should be offset in the same manner as a public fire hydrant.
12. Sheet C.501: The storm line crossing should be shown on the profile view of the fire line in the vicinity of station 9+15.
13. Sheet C.502: The profile view of water line 3 should be revised to reflect what happens after the fire hydrant is installed (i.e., it should be revised to show the fire line all the way to the fire department connection). As previously discussed, the fire hydrant should be placed offset from the private fire main. It cannot remain "in-line".
14. Sheet C.602: Please delete the fire hydrant and gate valve details since they do not reflect City standards. It is not necessary to include them within the Final Development Plan.
15. As previously discussed in the comment letter dated Jan. 28, 2014, Public Works is reviewing the Public Street Improvements Plans submitted on Jan. 17, 2014. Comments are due on these plans by February 11, 2014. Please be advised that changes to the geometry of the improvements will necessitate revisions to the Final Development Plan.
16. The half size set included numerous type font errors on Sheet C.303 which were not evident on the full size sets. There were numerous square symbols similar to the previous submittal which rendered this set illegible.
17. The "Engineering Cost Estimate" dated Feb. 3, 2014 appears to be missing the following items: 1) grading for parking lot, 2) valve boxes and covers, 3) detention basin grading, 4) sodding (i.e., as required by Planning), 5) street repair for sanitary, 6) street repair for fire line, 7) street repair for domestic water, 8) backflow vault, 9) backflow prevention assembly, 10) meter vault, 11) sidewalk, 12) grading and compaction for public street improvements, 13) infiltration trench construction, 14) infiltration trench drainage to daylight construction, 15) mulching, turf reinforcement mat, and fertilizer as required to establish seeding.
18. The "Engineering Cost Estimate" dated Feb. 3, 2014 appeared to be low on the following items as based on previous submittals for similar scope of work: 1) modification to outlet structure, 2) 36" HDPE flared end section and toe wall.

Planning Review

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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 Planning and Codes Administration Department that the development agreement has been recorded in the Jackson County Recorder's Office.

2. VACATION OF EASEMENT. An application was recently submitted for the U-shaped 7.5' utility easement along Persels Road that is required to be vacated prior to the approval of the final development plan and issuance of any building permit. However, an upside-down L-shaped 20'/15'-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. Submit an exhibit and legal description for the L-shaped easement to be vacated. Please see the accompanying copy of the easement for your reference.

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. This comment is provided to bring to your attention a piece of information required to be provided at the time that a Final Certificate of Occupancy is sought.

4. 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. Please see the staff comments sent via separate e-mail.