

PLANNING AND DEVELOPMENT

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

Date: Friday, March 25, 2016

To:

Property Owner: THE UNITED
METHODIST CHURCH OF LEES SUMM

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Ron Seyl, Planner

Re:

Application Number: PL2015158

Application Type: Commercial Final Development Plan

Application Name: The Summit

Location: 3381 NW CHIPMAN 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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

| Planning Review | Ron Seyl (816) 969-1603 | Planner Ron.Seyl@cityofls.net | Corrections |
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1. Per the Applicant's Letter dated November 4, 2015, please provide spec sheets for all proposed mechanical units.
2. Per the Applicant's Letter dated November 4, 2015, each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

Sheet A5 calls out western red cedar face boards being used for the trash enclosure gates. This material will not meet the City's development ordinance for trash enclosure gates. Also, please indicate the color of the trash enclosure gates on Sheet A5.

3. Please label the color of the trash enclosure walls.

4. Per the Applicant's Letter dated November 4, 2015, please provide spec sheets for all proposed pole mounted and wall mounted lighting. Ensure that the spec sheets indicate the wattage for each proposed fixture.

Per UDO requirements, parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.

5. Per the Applicant's Letter dated November 4, 2015, provide details for parking lot pole light pedestals/bases. The response letter from Engineering Solutions states that this information is contained in the resubmitted plans, but I do not see it on the plans.

The UDO requires that concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the maximum overall height.

6. Per the Applicant's Letter dated November 4, 2015, please show the location of all wall-mounted lighting on the building elevations.

The response letter from Engineering Solutions states that this information is contained in the resubmitted plans, but I do not see it on the plans.

7. The applicant shall install dimmable parking lot light fixtures. The fixtures shall comply with the lighting standards of the Unified Development Ordinance. The fixtures shall comply with the lighting standards of the Unified Development Ordinance. Please provide spec sheets for the dimmable parking lot light fixtures.

8. The van-accessible parking space shall be clearly marked with a sign indicating that the space is "van accessible".

9. The monument sign that is included in the resubmitted information will need to be relocated outside of the easement.

10. Please review and revise accordingly:

1. The information on the Plant Schedule, Landscape Worksheet and Landscape Map does not match.
2. Correct the calculations on the Landscape Worksheet. No landscape modifications were granted as part of the approved preliminary development plan, so the landscaping shall meet or exceed the UDO minimum requirements.
3. A Landscape Worksheet has been attached to assist the applicant in providing the correct minimum landscaping required for the project.
4. If any existing vegetation is to be counted towards the required landscaping, it shall meet the requirements of UDO Section 14.050.C and be specifically identified on the Landscape Plan.

11. Include a photometric plan with the resubmitted information. Refer to UDO Section 7.230 for photometric plan requirements.

12. The accessible sign detail on Sheet C.600 is not the correct detail for R7-8 signage. Revise.

13. The number of standard parking spaces on Sheets C.001 and C.101 do not match. Revise.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Sheet C.600: The previous applicant letter requested that the pavement detail be updated to meet the current Unified Development Ordinance (UDO) Article 12 in terms of pavement thickness, base, and subgrade. Although the asphalt thickness is acceptable, the detail does not show either subgrade stabilization or geogrid. Please revise the detail.
2. A gate valve was requested in the previous applicant letter prior to the backflow vault. It does not appear this was shown. Please revise.
3. Sheet C.100: Please review the parking lot paving plan. The Unified Development Ordinance (UDO) makes no distinction between drive aisles and parking stalls, hence it might be beneficial to revise this sheet. The fire access lane, however, should be shown. The pavement thickness requirements for the fire access lane is thicker than the driving aisles and parking stalls.
4. A monument sign appears to be located within an easement. This is a non-allowed use of the easement. Please revise.
5. The private sanitary service is shown being connected to the manhole. A separate wye connection should be shown.
6. The Engineer's Estimate of Probable Construction Costs dated March 18, 2016 should be broken down into costs associated with the Final Development Plan, and a separate estimate provided for the off-site sanitary sewer. Comments on the off-site sanitary sewer plans will be submitted separately.
7. The Engineer's Estimate of Probable Construction Costs dated March 18, 2016 appears to be missing the following items: 1) geogrid for the parking lot, including the area one (1) foot beyond the back of curb, 2) construction of BMP facility within the detention basin, 3) two (2) additional gate valves for fire line, 4) sediment basin appurtenances (Faircloth Skimmer and related items).
8. Concurrence from the City of Kansas City shall be obtained for the new commercial entrance on View High.
9. United States Army Corps of Engineers (USACE) permits shall be obtained as necessary prior to approval.
10. Right of way and easements shall be dedicated as appropriate.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 2012 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.

Action required: Provide a water model showing available fire flow and building fire flow demand per IFC Table B105.1. Upsize water main sizes as needed to achieve adequate fire flow.

Traffic Review

Michael Park
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Pending
