

PLANNING AND DEVELOPMENT

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

Date: Tuesday, January 30, 2018

To:

Property Owner: ABUNDANT LIFE BAPTIST
CHURCH OF LS MO

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: Shannon McGuire, Planner

Re:

Application Number: PL2018010

Application Type: Commercial Final Development Plan

Application Name: ABUNDANT LIFE BAPTIST CHURCH

Location: 1300 SW JEFFERSON ST, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Development Services 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-1/2"x11", and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

For information only.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please add a land use and sit data table to the plans. The information in these tables must include;

- Area of land in sq. ft. and acres
- Total floor area
- Number of required and provided parking spaces
- Impervious coverage
- Floor area ratio

2. Since a site data table was not included with the submitted plans I am unable to calculate or comment on parking requirements. Once the site data table information is submitted additional parking comments may be made.

3. Please continue the 30' building line setback the full length of the eastern plat boundary adjacent to SW Jefferson St.

4. Please remove the existing gravel note and outline from the plans.

5. Is any exterior lighting being proposed? If so you must identify the locations of the fixtures and label them on the plans. A photometric plan will also need to be submitted along with the manufacture's spec sheets.

6. Please submit the manufacture's spec sheets for all proposed mechanical equipment to be used.

7. On sheet A2.10 a detail is given for a ground sign. Please identify on the site plan where the proposed location of this sign.

8. Based on the new street frontage and lot square footage, new landscaping vegetation is required.

- 3 street trees
- 5 street shrubs

- 8 open yard shrubs
- 4 open yard trees

Existing trees and/or shrubs that are to be retained to satisfy these requirements shall meet the following standards.

- Evergreen trees shall be at least 6 feet in height.
- Deciduous trees shall be a minimum of a 2 inch caliper.
- Trees shall be free from mechanical injuries, insect infestations and disease.

Please update the landscaping plans to reflect the required number of trees and bushes. If it is your intention to count the existing vegetation towards your landscaping requirements please confirm they comply with the criteria above and label the plans accordingly.

9. Please provide details for the trash enclosure referenced on sheet C. 100.

10. Sheet C. 100 shows what appears to be the existing sidewalk and a proposed new sidewalk. Please only show the proposed new sidewalk.

11. A 5' sidewalk is required to be extended to the property boundary along SW Jefferson ST. Please update the plans accordingly.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please correct the cover page references to the City of Pleasant Hill.

2. Please delete the reference to KCAPWA design criteria, and leave the reference to the City of Lee's Summit Design and Construction Manual.

3. Sidewalk should be extended the full length of the plat boundary (i.e., along Jefferson St. to the north).

4. The grading plan does not show sufficient detail for placement of the sidewalk along Jefferson St. Since this is an open ditch roadway, cross-sections should be provided, in addition to a grading plan in plan view.

5. The maximum design slope for the area between the sidewalk and the ditch is 3:1. Please keep this in mind during the design.

6. The existing gravel entrance on Jefferson St. should be removed, along with any culverts, pipes, etc. that are existing. Grading should be performed to create a suitable open ditch along Jefferson St. Please provide sufficient notes, and please show the grading on the grading plan and cross-sections discussed earlier.

7. Sheet C.300: Please label the existing backflow vault.

8. All Sheets: Please label Jefferson St.

9. Sheet C.600: Concrete paving is shown with geogrid. Is this desired? If not, then please remove the reference to geogrid. If using asphaltic concrete, then show an alternate with asphaltic concrete.

10. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
