

PLANNING AND DEVELOPMENT

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

Date: Tuesday, February 13, 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 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 8-½"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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please submit the manufacture's spec sheets for all proposed mechanical equipment to be used (2nd request).
2. Thank you for identifying the locations of the proposed lighting and providing the photometric plan. I am still in need of the manufacture's spec sheets for the proposed lighting wall packs (2nd request).
3. In the Land Use Table on sheet C100 please clarify the total floor area of the proposed building vs. total floor area of all the buildings on the site.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment #4 contained in the applicant letter dated Jan. 30, 2018. Section views are provided for the sidewalk, with no reference to edge of pavement, or bottom of swale/ditch. In addition, these should be grading details, not just "sidewalk section views".
2. In reference to the above comment, no grading plan in the plan view was provided.
3. In reference to the above two comments concerning grading in relation to the edge of pavement and the sidewalk, it does not appear the sidewalk will meet ADA standards. For instance, ADA allows for the installation of a sidewalk to coincide with the running grade of the road, but this does not appear to be met. The sidewalk, rather, is shown with no regard to the running grade of the road (i.e., Jefferson St.).
4. In regard to the above comment, a site visit on Feb. 12, 2018 showed what appeared to be a significant grade change at the northeast corner of the project, where the sidewalk terminates. It appears that a significant elevation change will exist if these plans were followed. In other words, any future sidewalk extension to the north would be impossible without a significant re-design and demolition.
5. The graphical vertical scale for the "sidewalk section view" does not appear to be correct.
6. The power poles at the north end of the proposed sidewalk will likely need to be reset after grading to comply with the ADA standards for running street grade.
7. Sheet C.600: Please correct the typographical error "GOE-GRID".
8. A revised Engineer's Estimate of Probable Construction Costs is required to show the additional grading work in the right of way. This work includes the construction of the sidewalk to comply with ADA standards.

9. The estimate discussed above did not appear to include the MoDOT base to be installed one (1) foot beyond the back of curb.

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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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