

DEVELOPMENT SERVICES

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

Date: Friday, February 28, 2020

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
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From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020028

Application Type: Commercial Final Development Plan

Application Name: THE SUMMIT CHURCH

Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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:**Required Corrections:**

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. General:

- Add a cover sheet with all appropriate information to the plan set.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Pipe profiles are required for all pipes greater than 6" in diameter.
- More clearly delineate between the existing and proposed roof drains. As drawn, they are both drawn the same.
- Include a standard details for the proposed Nyloplast inlets and the sidewalk.

2. Sheet C.200: Clearly delineate existing and proposed contours from each other and the rest of the plan. Label all contours.

3. Sheet C.300:

- The plans call for an existing tee to be plugged to the north for future connection. Is it not currently capped?
- Include connection information for the proposed short section of roof drain where it connects to the existing system near the north end of the existing building.
- The 6" roof drain connection label does not seem to be pointing to the correct location. Please revise.
- Is the short section 6" or 12" in diameter? There appear to be conflicting labels.
- Label the first two bends on the section being extended.
- Both HDPE and PVC seem to be shown as pipe material. Please clarify.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS.

- The sidewalk entering the building on the north side of the addition is labeled as 5' wide. However, it scales as 4' wide on all civil sheets. Revise.
- The sidewalk entering the building near the northeast corner of the addition is labeled as 5' wide. However, it scales as 4.5' wide on all civil sheets. Revise.

2. TITLE BLOCK. Revise the phase number listed in the title block from Phase 2 to Phase 1A. The development agreement in place requiring certain road improvements are triggered by a defined building expansion identified as Phase 2. This proposed office expansion does not fall under the defined Phase 2 building expansion.

3. SITE DATA TABLE. Provide the following information:

- Lot area;
- Building area (existing, addition and total);
- FAR (existing, addition and total);
- Impervious coverage square footage and percentage (existing, addition and total);

- Existing parking spaces

4. LIGHT FIXTURES. Provide cut-sheets for all proposed exterior light fixtures to review for compliance with Sections 8.220, 8.260 and 8.270 of the UDO.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Staff needs to review applicable ordinance conditions of PDP approval for required access/turn lane along View High associated with Phase 2 in consideration of the completed development, development proposed and whether or not that threshold has been reasonably determined met at this time. Those improvements may or may not be required.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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