

DEVELOPMENT SERVICES

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

Date: Wednesday, March 18, 2020

To:

Property Owner: THE UNITED METHODIST
CHURCH OF LEES SUMM

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

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:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

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

1. • General : On the cover sheet, please add the developer's contact information.
2. • General : On the cover sheet, please revise the hatchings of the map legend to "Existing Phase 1 Building" and "New Phase 1A Building". Make sure that the update matches the rest of the plans.
3. • General : On the cover sheet, please label "NW View High Dr" within vicinity map.
4. • General : On the EOOPCC sheet (cost estimate), please add the following cost items:
 - o Grading (Cut/Fill)
 - o Bends + Tees (HDPE pipe)
 - o Removal of existing storm pipes (Demolition)
5. • General : On the EOOPCC sheet, please edit "5' sidewalk" item to "sidewalk" since it includes both 5' and 8' sidewalks.
6. • General : Both the terms "nyoplast" and "nyloplast" appear on the plans. Please revise all to "nyloplast".
7. • Sheet C.100 : As partially shown on page C.201, please revise to show (using a leader line) the (2) two new 8' sidewalks connected to the new phase 1A building.
8. • Sheet C.100 : Even though the City allows 2%, the maximum slope across sidewalk listed on the plans should be 1.5%. Please revise.
9. • Sheet C.200 : Regarding contour elevations on the grading sheet, please tie back proposed contours into existing contours.
10. • Sheet C.201 : On the southwest corner of the new phase 1A building, Please make sure that the 12" Nyloplast Inlet leader points at the actual structure. Add a similar leader for the 12" inlet structure right above.
11. • Sheet C.300 : As previously mentioned, the plans call for an existing tee (at STA 0+00) to be plugged to the north for future connection. Is it not currently capped? Please clarify/revise.
12. • Sheet C.301 : On the plan view, please revise the leader note to "12" 45° Bend" around STA 0+55.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

1. Ordinaniced conditions of PDP approval for required access/turn lane along View High associated with Phase 2 need be modified, or improvements completed prior to occupancy of this phase (considered a portion of Phase 2 development).

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