

**DEVELOPMENT SERVICES**

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

**Date:** Friday, June 17, 2022

**To:**

**Property Owner:** LIVING FAITH INC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**From:** Dawn Bell, Project Manager

**Re:**

**Application Number:** PL2022228

**Application Type:** Commercial Final Development Plan

**Application Name:** LIVING FAITH PARKING LOT ADDITION

**Location:** 1121 SW HOOK RD, LEES SUMMIT, MO 64082

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**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.

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**Review Status:**

**Required Corrections:**

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

No Comments

**Planning Review**

Victoria Nelson  
(816) 969-1605

Long Range Planner  
Victoria.Nelson@cityofls.net

Corrections

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1. Ownership affidavit. Please upload an ownership affidavit application.
2. Parking lot spaces. Please show the width of the parking lot space.
3. Center line. Please label the center line.
4. ROW. Please label the ROW width.
5. Required parking. Please show the required parking numbers.
6. Setback lines. Please show all parking and building setback lines.
7. Drive aisle entrance. Please show the dimensions of the drive aisle entrance into the new parking lot.
8. Lighting specs. Please show the lighting specification for the pole and the head light fixture. Please indicate the foot-candle level at the property line shared with the residential property to the west. A max of 0.5 fc is allowed.
9. Building expansion. The building expansion is not being reviewed right now, please remove the expansion.
10. Landscape. Based on the square footage of the disturbed are for the expansion you will need to apply the open yard trees and shrubs that are required. Please refer to UDO Sec 8.790
11. Curbing. Identify the proposed curb type. CG-1 curbing is required along the entire parking lot boundary.

**Engineering Review**

Gene Williams, P.E.  
(816) 969-1223

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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1. Plans were incomplete for the reasons specified below. Subsequent resubmittal reviews will be assigned a ten (10) business day review schedule rather than the normal five (5) business day review schedule.
2. The "Macro Storm Water Drainage Study" dated Jun. 2, 2022 (hereinafter referred to as "the stormwater report") discussed within the "General Information" section the existing parking lot, and enclosed drainage system. However, there is no discussion of the modifications to the existing detention basin. Wouldn't it be appropriate to discuss the existing basin, and the reason why this new basin is being constructed? Please review and revise as appropriate.
3. Section 5 "Existing Conditions Analysis" in the stormwater report discusses that stormwater detention was not required in the past. However, we are showing the existence of a detention basin at the discharge end of the pipe serving the parking lot and existing building. Do you have documentation stating that detention was not required in the past? Please evaluate and revise as appropriate. If detention was required in the past, the existing development shall be included in the detention basin calculations for purposes of determining the allowable release rate. This may change the allowables discussed within the report, and may change the overall storage of the detention basin.
4. Detention basin plans were not included within the Final Development Plan. No review was conducted. Please ensure all information is included on this plan sheet(s), including 1) 100 year WSE, 2) 100 year WSE clogged/zero

available storage, 3) emergency spillway elevation, 4) top of dam, 5) graphical representation of the 100 year WSE both nominal and clogged, with dimensions to closest property lines, and buildings to ensure minimum 20 foot separation is maintained, 6) 100 year storage nominal, 7) 10 year storage nominal, 8) 2 year storage nominal, 9) water quality volume nominal, 10) allowable for each event. This will enable a quick review of the required "as-built" detention basin plan prior to acceptance.

5. Detention basin plan sheet(s) and erosion and sediment control plan sheets shall include notation specifying the detention basin to be constructed with the erosion and sediment control measures.

6. Detention basin plan sheet(s) shall include notation that an as-built be prepared prior to acceptance.

7. Rip rap dimensions and materials were not specified. In addition, calculations were not provided to support the above. Please analyze, review, and revise as appropriate.

8. Sheet C601: The sidewalk reference at bottom of sheet is illegible and contains a reference to "missing or invalid reference". Please cleanup and revise as appropriate.

9. Profile view of storm lines greater than 6 inches were missing. The roof drains were not labeled as to size, so it is not clear if applicable. However, the detention basin outlet structure includes a pipe greater than 6 inches in diameter, and a profile view shall be provided.

10. Underdrain detail was provided with no such underdrains called-out on the plan view elsewhere in the plan set. If not needed, please remove.

11. Sheet C103: ADA-spaces were not shown and were not detailed. A complete detail is required of all ADA spaces. Please revise as appropriate.

12. Flumes are called-out, but no detail is shown. Please revise as appropriate.

13. Swale cross-sections shall be required from the discharge of the parking lot to the detention basin. Spacing for the swales shall be at the discretion of the engineer.

14. Slope call-outs shall be provided for the swales discussed above.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPi Brad.Cooley@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241 Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Provide complete site lighting design including all circuitry and light pole base detail.