



Application Number: PL2022228  
Application Type: Commercial Final Development Plan  
Application Name: Living Faith Parking Lot Addition  
Location: 1121 SW Hook Road, Lee's Summit, MO 64082

Please see our responses to City comments, below in bold.

#### Planning Review

1. Ownership affidavit. Please upload an ownership affidavit application. **To Be Uploaded.**
2. Parking lot spaces. Please show the width of the parking lot space. **Dimension Added Sheet C.103.**
3. Center line. Please label the center line. **Labeled C.101.**
4. ROW. Please label the ROW width. **Labeled C.101.**
5. Required parking. Please show the required parking numbers. **Required Parking Shown.**
6. Setback lines. Please show all parking and building setback lines. **Shown.**
7. Drive aisle entrance. Please show the dimensions of the drive aisle entrance into the new parking lot. **Dimension Added C.103.**
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. **To be provided under separate cover.**
9. Building expansion. The building expansion is not being reviewed right now, please remove the expansion. **Labels added "Future Building Addition".**
10. Landscape. Based on the square footage of the disturbed area for the expansion you will need to apply the open yard trees and shrubs that are required. Please refer to UDO Sec 8. 790. **The parking lot addition is just over 35,000 square feet so 8 deciduous and 16 shrubs were provided along the east boundary of the proposed parking lot.**
11. Curbing. Identify the proposed curb type. CG-1 curbing is required along the entire parking lot boundary. **Label Added C.103.**

#### Engineering Review

1. Plans were incomplete for the reasons specified below. Subsequent re-submittal reviews will be assigned a ten (10) business day review schedule rather than the normal five (5) business day review schedule. **Acknowledged**
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. **It is unclear whether detention was required during previous phases. There does not appear to be a working basin onsite currently. Detention will be designed to accommodate all existing and proposed phases.**



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. **See Response Above. The allowable release rates were determined for the entire 5.96 acre sub-basin which includes both the existing and planned future improvements.**
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) allowables for each event. This will enable a quick review of the required "as-built" detention basin plan prior to acceptance. **The Detention Basin Plan has been added to the FDP Plan Set with added information per this comment.**
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. **Added.**
6. Detention basin plan sheet(s) shall include notation that an as-built be prepared prior to acceptance. **Added.**
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. **Rip rap dimensions specified at pond outlet and both curb cuts. Sample calculation for pond outlet was provided.**
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. **Removed N/A.**
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. **Building addition removed, to be a future improvement. Profile added for detention line.**
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. **Removed N/A.**
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. **No new ADA spaces required.**
12. Flumes are called-out, but no detail is shown. Please revise as appropriate. **Flumes were changed to curb cuts and dimensions have been added.**
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. **Added.**
14. Slope call-outs shall be provided for the swales discussed above. **Provided.**

#### **Building Codes Review**

Provide complete site lighting design including all circuitry and light pole base detail. **To be provided under separate cover.**

Please let me know if there is any additional information that is required.

Thanks,

Matt Schlicht