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**DEVELOPMENT SERVICES**

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

**Date:** Friday, July 15, 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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be

reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. OWNERSHIP AFFIDAVIT. Please upload an ownership affidavit application.
2. STREETS. Label the centerline and ROW width for SW Hook Rd.
3. LIGHTING.
  - Please show the lighting specification for the pole and the head light fixture. Parking lot lighting shall meet the requirements of UDO Section 8.250.
  - 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. Provide a revised photometric plan.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Both swales entering the detention basin abruptly enter at a 3:1 slope, which will lead to rilling and erosion and subsequent backcutting of the swales. A better design is required to manage the stormwater flows from both swales entering the detention basin. Please evaluate, review, and revise the design as appropriate.
2. Index on the cover sheet does not match what is shown in the plan set. Please review and revise as appropriate.
3. A spillway is called-out on Sheet C.202, but this appears to be an emergency spillway. Please correct the callout.
4. Are steps being provided for the outlet structure? If so, where are they located?
5. As built note on Sheet C.202 only listed as built storage. Other aspects of the as built condition shall be required, such as top of dam elevation, spillway elevation, weir/orifice elevations, top of structure, bottom of detention basin, and other as built information for the detention basin. Please revise as appropriate.
6. Additional off-site elevation contours are required showing how the discharge of the detention basin will be directed off-site. As shown, it is impossible to determine the impact of this new point source discharge. Please review, and if negative impacts are shown, a redesign of this discharge point is required.
7. Is the 24 inch HDPE flared end section connected to the outlet structure with the trash rack going to be RCP rather than HDPE? It appears RCP is better suited for this design. Please review and revise as appropriate.
8. Would RCP be better suited for the incoming pipe connected to the outlet structure?
9. Incoming swales may need to be eliminated, and an underground storm line system installed in their place. With the excessive slope in a portion of one of the swales (i.e., 10% on a portion of the southern swale), and the abrupt discharge into the detention basin, it appears this is warranted. Please review and revise as appropriate.

10. Longitudinal slope callout for a portion of the southern swale was missing. It appears to be 10%, which is too steep for a swale. Please see previous comments concerning the applicability of an underground pipe system from the parking lot to the detention basin. It appears this is warranted.

11. Grading along the northeast side of the detention basin appears to show a small swale directed towards the adjacent property to the east, and existing drainage in this area appears to sheetflow. This new point discharge has the potential to create an adverse impact to adjacent property owner to the east, and mitigation is warranted. Please evaluate, and revise as appropriate.

12. Cost estimate shall be required prior to final approval.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<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	Approved with Conditions

1. Provide complete site lighting design including all circuitry and light pole base detail.  
7/1/22 - deferred per request