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**DEVELOPMENT SERVICES**

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

**Date:** Monday, August 29, 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.

The required form has yet to be received.

2. 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.

The FDP response states that the required information above will be provided under separate cover. Staff has yet to received said plans.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter. Although the swale slopes have been modified, there are issues with the calculations for velocity. The calculations for velocity appear to be based on uniform normal depth flow, which is not the case for these slopes. A preliminary glance at the slopes indicate the flow is supercritical. This will lead to excessive flow velocities for all storm events, and will lead to significant back-cutting of the swale towards the parking lot. It would appear a better system is required such as an underground pipe and inlet system. Please revise as appropriate.

2. 100 year water surface elevations shown on the plan view were not changed after revisions to the swale entering the basin. This shall be required since the outline of the 100 year WSEs for both the nominal and clogged condition do not make sense in relation to the proposed contour elevations. However, please see comment above since it appears a different system for conveying stormwater to the basin is needed. Please evaluate and revise as appropriate.

3. Please see previous applicant letter concerning the new point source of stormwater directed towards the east. The response to comments letter stated that a berm is being proposed to capture more of the stormwater around the field inlet to the north of the basin, but the grading plan is not clear in this respect. Perhaps additional contours tying into the 1014 elevation contour just north of the inlet are needed to specify a berm is to be installed at this location to prevent bypassing the field inlet? Additional notes on the plan view would also appear warranted. Please review, evaluate, and revise as appropriate.

4. In lieu of an underground stormwater collection system to convey stormwater to the detention basin, it may be possible to design a system utilizing specialized turf reinforcement mat - such as the ones developed for higher velocity flows in the supercritical flow regime. If such a system is desired, it shall be based on manufacturers recommendations for design, and calculations shall be provided. Please be aware these calculations cannot be based on Mannings equation unless it can be proven that flow is within the subcritical flow regime. Please review and evaluate, and revise as appropriate.

<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