

Note: This electronic message and any attached files are confidential. They are intended for use solely by the individual or entity to whom they are addressed. If you are not the intended recipient, please be advised that you have received this message in error and that any use, forwarding, dissemination, printing, or copying of this message is strictly prohibited. If you are aware of an error in my address directory, please notify me immediately by reply mail.

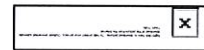
Please consider the environment before printing this email



From: Ron Seyl [mailto:Ronald.Seyl@cityofls.net]
Sent: Wednesday, April 20, 2016 2:42 PM
To: 'Matt Schlicht' <mschlicht@es-kc.com>
Cc: Dawn Bell <Dawn.Bell@cityofls.net>; Kent Monter <Kent.Monter@cityofls.net>
Subject: Applicant Letter - FDP (DFDP)

Please see attached. Thank you.

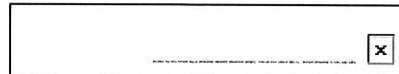
This email was sent from Lee's Summit Production.



Ronald Seyl | Planner

220 SE Green Street | Lee's Summit, MO 64063

816.969.1603 | cityofls.net | Ronald.Seyl@cityofls.net



CONFIDENTIALITY NOTICE: "This electronic message transmission (including any accompanying attachments) from www.cityofls.net is intended solely for the person or entity for its intended recipient(s) and may contain information that is confidential, privileged, or otherwise protected from disclosure. The information contained is intended solely for the use of the individual(s), organization(s), or entity(ies) named above. If you have received this transmission but are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this e-mail in error, please contact sender immediately by Reply e-mail and delete/destroy the original message and all copies."

Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

Ron Seyl

From: Brian Rathsam <brathsam@manteltester.com>
Sent: Wednesday, May 4, 2016 8:28 AM
To: Ron Seyl
Cc: Dawn Bell; 'Matthieu Schlicht' (mschlicht@es-kc.com)
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)
Attachments: Applicant Letter - FDP (DFDP)1.pdf

Follow Up Flag:
Flag Status:

Follow up
Flagged

Matt forwarded me your applicant letter with the three outstanding items noted under "Planning Review". I contacted the electrical engineer who submitted the cut-sheets for the exterior fixtures, and he has stated that the information is all contained within that submittal. Fixture wattages, light pole base detail and dimming fixtures are identified on the pages shown below:

"P" (2) 26 watt CFL page 3 OK
"Q" 37.8 watts page 5 - where will this be located - not on plans
"S" 38 watts page 8 - Is this OK
"T" 26 watts page 9 OK
"U" 20 watts page 10 OK
"V" 24 watts page 12 OK
"W" 80 watts page 14 OK
"Z" 2.88 watts page 16 OK
"S" 223 watts page 17 OK
"D" Double head 446 watts page 17

Pole light base detail - page 30

Dimming for parking lot fixtures and fixture cuts Page 17 thru 29

Please let me know what additional information you are in need of so I can have the engineer address them, if necessary.

Thanks,
Brian Rathsam, LEED AP
Project Architect

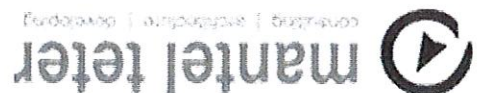


consulting | architecture | developing

929 Walnut Street, Suite 5104, Kansas City, Missouri 64106
toll-free: 877.215.5600 | t: 816.931.5600 | d: 816.984.8812

www.manteltester.com

Brian Rathsam, LEED AP
Project Architect



929 Walnut Street, Suite 5104, Kansas City, Missouri 64106
toll-free: 877.215.5600 | t: 816.931.5600 | d: 816.984.8812

www.mantelteter.com

Note: This electronic message and any attached files are confidential. They are intended for use solely by the individual or entity to whom they are addressed. If you are not the intended recipient, please be advised that you have received this message in error and that any use, forwarding, dissemination, printing, or copying of this message is strictly prohibited. If you are aware of an error in my address directory, please notify me immediately by reply mail.



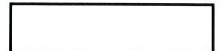
Please consider the environment before printing this email



From: Ron Seyl [mailto:Ronald.Seyl@cityofks.net]
Sent: Wednesday, April 20, 2016 2:42 PM
To: 'Matt Schlicht' <mschlicht@es-ks.com>
Cc: Dawn Bell <Dawn.Bell@cityofks.net>; Kent Monter <Kent.Monter@cityofks.net>
Subject: Applicant Letter - FDP (DFDP)

Please see attached. Thank you.

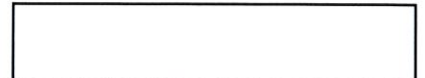
This email was sent from Lee's Summit Production.



Ronald Seyl | Planner

220 SE Green Street | Lee's Summit, MO 64063

816.969.1603 | cityofks.net | Ronald.Seyl@cityofks.net



CONFIDENTIALITY NOTICE: "This electronic message transmission (including any accompanying attachments) from www.cityofks.net is intended solely for the person or entity for its intended recipient(s) and may contain information that is confidential, privileged, or otherwise protected from disclosure. The information contained is intended solely for the use of the individual(s), organization(s), or entity(ies) named above. If you have received this transmission but are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this e-mail in error, please contact sender immediately by Reply e-mail and delete/destroy the original message and all copies."

Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.



From: Ron Seyl [mailto:Ronald.Seyl@cityofis.net]
Sent: Wednesday, May 04, 2016 12:02 PM
To: Brian Rathsam <brathsam@mantelteleter.com>
Cc: Dawn Bell <Dawn.Bell@cityofis.net>; 'Matthew Schlicht (mschlicht@es-kc.com)' <mschlicht@es-kc.com>
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)

Brian,

Can you tell me where will the "Q" fixture be located and what its purpose will be, as I do not see it called out on the photometric plan? Everything else looks good.

From: Brian Rathsam [mailto:brathsam@mantelteleter.com]
Sent: Wednesday, May 4, 2016 8:28 AM
To: Ron Seyl
Cc: Dawn Bell; 'Matthew Schlicht (mschlicht@es-kc.com)'
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)

Ron,

Matt forwarded me your applicant letter with the three outstanding items noted under "Planning Review". I contacted the electrical engineer who submitted the cut-sheets for the exterior fixtures, and he has stated that the information is all contained within that submittal. Fixture wattages, light pole base detail and dimming fixtures are identified on the pages shown below:

"P" (2) 26 watt CFL page 3
"Q" 37.8 watts page 5
"S" 38 watts page 8
"T" 26 watts page 9
"U" 20 watts page 10
"V" 24 watts page 12
"W" 80 watts page 14
"Z" 2.88 watts page 16
"S5" 223 watts page 17
"D5" Double head 446 watts page 17
Pole light base detail - page 30

Dimming for parking lot fixtures and fixture cuts Page 17 thru 29

Please let me know what additional information you are in need of so I can have the engineer address them, if necessary.

Thanks,

The only electrical sheet and lighting-related information I have received to date for this project is sheet ES1 – Electrical Site Plan (Plan Issued Date: 10/15/2015) and date stamped as being received by the City on April 13, 2016, as well as the lighting spec sheets date stamped as being received by the City on April 21, 2016.

The light fixture schedule on Sheet ES1 contains the following:

- D5 – Dual Head Pole Light
- D5-F – Future Pole Light
- S5 – Single Head Pole Light
- P – Under Canopy Mounted Down Light
- S – LED Bollard
- T- Decorative Wall-Mounted Up-Down Light
- U – Egress Door Security Light w/ emergency egress light
- V – Wall-Mounted Up-Light
- W – Security Wall Pack

That being said, Fixture "Q" can be considered accent lighting and will meet the City's lighting requirements. However, it looks like I may be missing, or may not have the most current electrical plans for the project, as Fixture "Q" is not indicated on the plans that I have received. Can you get me full-sized copies of Drawings E1 and E2 that you are referring to so that I can have them on file? Thanks.

From: Brian Rathsam [mailto:brathsam@mantelteter.com]
Sent: Wednesday, May 4, 2016 2:50 PM
To: Ron Seyl
Cc: Dawn Bell; 'Matthew Schlicht (mschlicht@es-kc.com)'
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)

Ron,

The "Q" fixture is the cross up-light shown on drawing E1 and listed on the fixture schedule on drawing E2. It is also called out as the cross up-light on the submittal fixture schedule.

The fixture will be mounted on top of the entry canopy and will be focused upward to illuminate the cross that is mounted on the building.

Please let me know if you need any additional information.

Thanks,
Brian Rathsam, LEED AP
Project Architect



929 Walnut Street, Suite 5104, Kansas City, Missouri 64106
toll-free: 877.215.5600 | t: 816.931.5600 | d: 816.984.8812
www.mantelteter.com

Note: This electronic message and any attached files are confidential. They are intended for use solely by the individual or entity to whom they are addressed. If you are not the intended recipient, please be advised that you have received this message in error and that any use, forwarding, dissemination, printing, or copying of this message is strictly prohibited. If you are aware of an error in my address directory, please notify me immediately by reply mail.

Ron Seyl

From: Brian Rathsam <brathsam@manteleter.com>
Sent: Thursday, May 12, 2016 9:03 AM
To: Ron Seyl
Cc: Dawn Bell; 'Matthew Schlicht (mschlicht@es-kc.com)'
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)
scanned plans_20151112_0001.pdf; scanned plans_20151112_0002_20151112_0001.pdf

Follow Up Flag:
Flag Status: Follow up
Flagged

Ron,
Attached are full-size signed and sealed E1 and E2 sheets. Let me know if you need anything else.

Thanks,
Brian Rathsam, LEED AP
Project Architect



929 Walnut Street, Suite 5104, Kansas City, Missouri 64106
toll-free: 877.215.5600 | t: 816.931.5600 | d: 816.984.8812
www.manteleter.com

Note: This electronic message and any attached files are confidential. They are intended for use solely by the individual or entity to whom they are addressed. If you are not the intended recipient, please be advised that you have received this message in error and that any use, forwarding, dissemination, printing, or copying of this message is strictly prohibited. If you are aware of an error in my address directory, please notify me immediately by reply mail.



Please consider the environment before printing this email

From: Ron Seyl [mailto:Ronald.Seyl@cityofks.net]
Sent: Monday, May 09, 2016 1:18 PM
To: Brian Rathsam <brathsam@manteleter.com>
Cc: Dawn Bell <Dawn.Bell@cityofks.net>; 'Matthew Schlicht (mschlicht@es-kc.com)' <mschlicht@es-kc.com>
Subject: RE: The Summit - Applicant Letter - FDP (DFDP)

Hi Brian,

PLANNING AND DEVELOPMENT

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

Date: Wednesday, April 20, 2016

To:

Property Owner: THE UNITED
METHODIST CHURCH OF LEES SUMM

Email:
Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Engineer: ENGINEERING SOLUTIONS

From: Ron Seyl, Planner

Re:

Application Number: PL2015158

Application Type: Commercial Final Development Plan

Application Name: The Summit

Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-1/2"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review Ron Seyl (816) 969-1603
Planner Ron.Seyl@cityofls.net
Corrections

1. Per the Applicant's letter dated November 4, 2015, and March 25, 2016, please provide spec sheets for all proposed pole mounted and wall mounted lighting. Ensure that the spec sheets indicate the wattage for each proposed fixture.

2. Per the Applicant's letter dated November 4, 2015, and March 25, 2016, provide details for parking lot pole light pedestals/bases. The response letter from Engineering Solutions states that this information is contained in the resubmitted plans, but I do not see it on the plans.

3. Per the Applicant's Letter's dated November 4, 2015, and March 25, 2016, please provide spec sheets for the dimmable parking lot light fixtures.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.			
For information only:			
2. Relocate the fire hydrants along the south side of the building to the builing side of the fire lane.			
This was corrected on a previous resubmittal, but they have moved back to the original location on the current submittal.			
3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.			
Provide documentation that the facility has enough water to meet fire flow requirements per IFC Table B105.1			
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending

Commercial Final Development Plan

Re-Submittal Routing Sheet

Kent Monter (PW)

Jim Eden (Fire)

Michael Park (Traffic)

P & D File

X

Date Received:

Friday, March 18, 2016Wednesday, April 13, 2016

Application Number:

PL2015158

Application Type:

Commercial Final Development Plan

Project Description:

The Summit

Address:

3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

Applicant:

ENGINEERING SOLUTIONS

Owner:

THE UNITED METHODIST CHURCH OF LEES SUMM

Engineer/Surveyor:

ENGINEERING SOLUTIONS

Architect:

Acres: 42.05

Number of Lots:

Building Sq Ft: 29,368

The schedule for this application is as follows:

Comments Due: Wednesday, April 20, 2016

City Response Letter
April 12, 2016
The Summit Church
Lee's Summit, MO
PL2015158

RECEIVED

APR 12 2016

Planning & Codes Admin

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
PL2015158

Re: The Summit Church

In response to comments dated March 25, 2016

Planning Review

1. Specifications are attached with this submittal. *OK*
2. Trash enclosure has been updated. *OK*
3. Labeled the trash enclosure walls. *OK*
4. Specification sheets are attached with this submittal.
5. Detail for parking lot pole light pedestals/bases are provided.
6. Locations of wall mounted lighting has been updated.
7. Light fixtures have been updated to the UDO.
8. Added van accessible parking as requested.
9. Revised the monument sign location outside of the easement.
10. Landscaping has been updated.
11. Photometric Plan has been received and is attached.
12. Updated sign to R7-8 as requested.
13. Corrected the number of standard parking spaces.

Engineering Review

1. C.600 - Revised the detail for the Asphalt pavement to show geogrid.
2. Added gate valve prior to backflow vault.
3. C.100 - Legend on right side of sheet indicates the distinction between the types of asphalt.
4. Monument sign relocated to be outside of the easement.
5. Added the requested sanitary wye.
6. Engineering Cost Estimate for the Off-Site Sanitary is provided in this submittal.
7. Engineering Cost Estimate for the On-Site construction is provided in this submittal.
8. General contractor will pull the necessary permits prior to the actual construction of the entrance mentioned. *3-mail chart w/ Kemo Provided*
9. Permits have been obtained from the USACE. *Provided w/ Land Disturbance Permit*
10. Right of way and easements have been dedicated as requested

Fire Review

1. Noted.
2. Provide Water Model?



City Response Letter
April 12, 2016
The Summit Church
Lee's Summit, MO
PL2015158

PL2016058 Sanitary Sewer Extension (Public)
Engineering Review

1. Added the required wye connection.
2. Sanitary line has been adjusted as requested.
3. Line was adjusted for the previous comment.
4. Added the requested traffic control plan.
5. Road reconstruction plan has been submitted as requested.
6. Added Manhole numbers in the plan view
7. Revised the manhole stationing as requested.
8. Ingress and egress for the property owners has been addressed.
9. Engineering Coast Estimate is provided in this submittal.

Please let me know if there is any additional information you need or fell free to contact me to discuss alternatives to plan design.

Thank you,
Matt Schlicht

PLANNING AND DEVELOPMENT

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

Date: Friday, March 25, 2016

To:

Property Owner: THE UNITED METHODIST CHURCH OF LEES SUMMIT
Email:
Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS
Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS
Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

From: Ron Seyl, Planner

Re:

Application Number: PL2015158

Application Type: Commercial Final Development Plan

Application Name: The Summit

Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-1/2"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review Ron Seyl (816) 969-1603 Planner Ron.Seyl@cityofls.net Corrections

1. Per the Applicant's Letter dated November 4, 2015, please provide spec sheets for all proposed mechanical units.

2. Per the Applicant's Letter dated November 4, 2015, each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

Sheet A5 calls out western red cedar face boards being used for the trash enclosure gates. This material will not meet the City's development ordinance for trash enclosure gates. Also, please indicate the color of the trash enclosure gates on Sheet A5.

3. Please label the color of the trash enclosure walls.

4. Per the Applicant's Letter dated November 4, 2015, please provide spec sheets for all proposed pole mounted and wall mounted lighting. Ensure that the spec sheets indicate the wattage for each proposed fixture.

Per UDO requirements, parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.

5. Per the Applicant's Letter dated November 4, 2015, provide details for parking lot pole light pedestals/bases. The response letter from Engineering Solutions states that this information is contained in the resubmitted plans, but I do not see it on the plans.

The UDO requires that concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the maximum overall height.

6. Per the Applicant's Letter dated November 4, 2015, please show the location of all wall-mounted lighting on the building elevations.

The response letter from Engineering Solutions states that this information is contained in the resubmitted plans, but I do not see it on the plans.

7. The applicant shall install dimmable parking lot light fixtures. The fixtures shall comply with the lighting standards of the Unified Development Ordinance. The fixtures shall comply with the lighting standards of the Unified Development Ordinance. Please provide spec sheets for the dimmable parking lot light fixtures.

8. The van-accessible parking space shall be clearly marked with a sign indicating that the space is "van accessible".
9. The monument sign that is included in the resubmitted information will need to be relocated outside of the easement.

10. Please review and revise accordingly:
1. The information on the Plant Schedule, Landscape Worksheet and Landscape Map does not match.
2. Correct the calculations on the Landscape Worksheet. No landscape modifications were granted as part of the approved preliminary development plan, so the landscaping shall meet or exceed the UDO minimum requirements.
3. A Landscape Worksheet has been attached to assist the applicant in providing the correct minimum landscaping required for the project.
4. If any existing vegetation is to be counted towards the required landscaping, it shall meet the requirements of UDO Section 14.050.C and be specifically identified on the Landscape Plan.

11. Include a photometric plan with the resubmitted information. Refer to UDO Section 7.230 for photometric plan requirements.
12. The accessible sign detail on Sheet C.600 is not the correct detail for R7-8 signage. Revise.
13. The number of standard parking spaces on Sheets C.001 and C.101 do not match. Revise.

Engineering Review
Gene Williams
(816) 969-1812
Senior Staff Engineer
Gene.Williams@cityofls.net
Corrections

1. Sheet C.600: The previous applicant letter requested that the pavement detail be updated to meet the current Unified Development Ordinance (UDO) Article 12 in terms of pavement thickness, base, and subgrade. Although the asphalt thickness is acceptable, the detail does not show either subgrade stabilization or geogrid. Please revise the detail.

2. A gate valve was requested in the previous applicant letter prior to the backflow vault. It does not appear this was shown. Please revise.

3. Sheet C.100: Please review the parking lot paving plan. The Unified Development Ordinance (UDO) makes no distinction between drive aisles and parking stalls, hence it might be beneficial to revise this sheet. The fire access lane, however, should be shown. The pavement thickness requirements for the fire access lane is thicker than the driving aisles and parking stalls.

4. A monument sign appears to be located within an easement. This is a non-allowed use of the easement. Please revise.

5. The private sanitary service is shown being connected to the manhole. A separate wye connection should be shown.

6. The Engineer's Estimate of Probable Construction Costs dated March 18, 2016 should be broken down into costs associated with the Final Development Plan, and a separate estimate provided for the off-site sanitary sewer. Comments on the off-site sanitary sewer plans will be submitted separately.

7. The Engineer's Estimate of Probable Construction Costs dated March 18, 2016 appears to be missing the following items: 1) geogrid for the parking lot, including the area one (1) foot beyond the back of curb, 2) construction of BMP facility within the detention basin, 3) two (2) additional gate valves for fire line, 4) sediment basin appurtenances (Faircloth Skimmer and related items).

8. Concurrence from the City of Kansas City shall be obtained for the new commercial entrance on View High.

9. United States Army Corps of Engineers (USACE) permits shall be obtained as necessary prior to approval.

10. Right of way and easements shall be dedicated as appropriate.

Fire Review

Jim Eden

(816) 969-1303

Assistant Chief

Jim.Eden@cityofks.net

Corrections

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code .

2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Provide a water model showing available fire flow and building fire flow demand per IFC Table B105.1. Upsize water main sizes as needed to achieve adequate fire flow.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Pending

