

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Re-Submittal Routing Sheet**

Kent Monter (PW)
Michael Park (Traffic)

Jim Eden (Fire)
P & D File



Date Received: Friday, March 18, 2016Thursday, May 12, 2016Wednesday, April 13, 2016Friday, June 03, 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:

Development Review Committee 10/28/2015 09:00 AM:

10/28/2015 12:00 AM

Comments Due: Monday, June 13, 2016

PLANNING AND DEVELOPMENT

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

Date: Tuesday, June 07, 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

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
 - Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
 - Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
 - Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF). It is requested that each plan sheet be a maximum of 2MB.
- Please contact Staff with any questions or concerns you may have.

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 Planning and Codes Administration Department at 816-969-1200.

Review Status:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction. 3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit. 4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement. 5. If ground breaking will take place prior to issuance of a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist. 6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.			
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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 .			
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
1. Provide plan details for the pavement markings (lane lines and arrows). The arrows and stop line (24" solid white) shall be preformed thermoplastic material and located in accordance with City Standard Details for Pavement Marking. The lane lines (4" solid white, 4" solid double yellow) shall be high-build paint. Only a centerline is needed for the approach to View High Drive.			

PLANNING AND DEVELOPMENT

Commercial Final Development Plan
Applicant's Letter

Date: Thursday, May 19, 2016

To: **Property Owner:** THE UNITED METHODIST CHURCH OF LEES SUMMIT
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

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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. 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	No Comments
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$30,788.24 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.

2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

5. If ground breaking will take place prior to issuance of a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@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 .

1. The northbound roadway/driveway approach to Chipman Road shall have separate left and right-turn lanes with a taper that begins at the church entrance per the conditions of approval on the PDP.

2. Suggest the roadway approaching View High also be constructed with a pavement width that can accommodate three lanes (separate left and right turn lanes at the intersection). Although separate turn lanes are not required with this phase of development, they are required with the next phase of development and only need some additional pavement now compared to reconstruction later.

PLANNING AND DEVELOPMENT

Commercial Final Development Plan

Re-Submittal Routing Sheet

Kent Monter (PW)

Michael Park (Traffic)

Jim Eden (Fire)

P & D File

X

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Owner: THE UNITED METHODIST CHURCH OF LEES SUMM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Architect:

Acres: 42.05

Number of Lots:

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Comments Due: Thursday, May 19, 2016

PLANNING AND DEVELOPMENT

Commercial Final Development Plan
Applicant's Letter

Date: Tuesday, November 03, 2015

To:

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

Applicant: ENGINEERING SOLUTIONS
Email: MSCHLICHT@ES-KC.COM
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Required Corrections:

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

1. As a general note, any retaining wall greater than 4 feet shall be engineered and will require a separate building permit.

2. Please include a dashed line indicating the roof line and rooftop mechanical equipment on the elevation. Also, provide the manufacturer's specifications for the proposed mechanical units.

Question - Is the RTU screening wall on the east elevation acceptable? yes. Does it allow us to use screened walls vs. parapets for large buildings (e.g. stairwells, restrooms, etc.).

3. On Sheets, A2-10, A2-20 and A2-30 provide color elevations of the proposed building.

Comment - They provided color elevations for the PDP, but there were none submitted with the FDP.

4. Is any ground mounted mechanical equipment proposed? Per UDO requirements, ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

5. Provide a detail of the trash enclosure and screening method. All exterior trash storage containers shall be screened so that they are not visible from off the property.

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.

6. The photometric plan includes the north parking lot, that was removed from the project during the preliminary development plan approval phase of the project. Please revise the plan to exclude this parking area.

7. LIGHTING

Provide manufacturers specification sheets for all proposed exterior lighting. Also, provide the wattage for all proposed exterior lighting

8. 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.

9. Provide details for parking lot pole light pedestals/bases. Per UDO requirements, concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the maximum overall height.

10. As a general note, the total aggregate wattage for multiple headed fixtures mounted on a single pole shall be limited to 800-Watts maximum.

11. A. Light Source. Metal halide or light emitting diodes (LED's) shall be the approved light source for all outdoor lighting. These outdoor lighting fixtures are color-correct types to ensure true-color at night for security purposes and support CPTED principles.

Design of Fixtures/Prevention of Spillover Glare. All outdoor light fixtures shall use full cut-off lenses, as classified by the Illuminating Engineering Society of North America (IESNA), to prevent glare and light spill from the project site onto adjacent properties, buildings and roadways. All lights shall be International Dark-Sky Association (IDA) approved fixtures.

12. Section 7.260.

Wall-Mounted Lighting

A. Wall mounted lighting is defined as any light fixture mounted to the building wall excluding accent lighting, canopy lighting, and excepted lights, as identified in this Division.

B. Full Cut-Offs. Wall-mounted lights shall utilize full cut-off fixtures.

C. Maximum Wattage. Wall-mounted fixtures shall be metal halide and not exceed 150-Watts.

D. Mounting Height. Wall-mounted/building-mounted fixtures shall be attached only to walls, and the top of the fixture shall not exceed the height of the parapet or roof, whichever is greater. For structures within 100 feet of a residential use and/or district, the mounting height of these fixtures shall not exceed 15 feet measured from the top of the fixture to grade.

13. The applicant shall provide dimmable light fixtures subject to Planning Commission requirements per the September 22, 2015 meeting. The fixtures shall comply with UDO requirements.

14. The parking space depth for the eastern most parking spaces is shown as 17 feet. Per the UDO, standard parking space dimensions shall not be less than nine (9) feet wide by nineteen (19) feet long.
15. Periodically display the width of the standard and ADA accessible parking spaces. Standard and ADA accessible parking space dimensions shall not be less than nine (9) feet wide

16. The proposed pavement detail does not meet UDO thickness requirements. Per Unified Development Ordinance Section 12.120 - all vehicle parking and loading areas and all access drives shall be improved with one of the following:
- (i) a minimum 5-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil;
 - (ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.
- Per UDO specifications, designated fire lanes and delivery/truck access lanes shall be improved with one of the following:
- (i) a minimum 6-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil
 - (ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.

17. Is the information on the FDP's landscape table correct as it differs from what was presented for the PDP? For example, on the PDP's landscape table the total building area in the open yard tree calculation was 78,168 square feet after Phase I and II build out. A square building square footage calculation of 78,250 is what was presented to the Planning Commission and City Council.

However, on the FDP's landscape table the total building area is shown as 223,223 square feet. Other information varies from what was presented in the PDP landscape table as well. Please ensure that the information in the table is correct for this project as this is what staff will base landscaping requirements on.

18. The scale on the landscape plan appears to be off. Please correct.

19. Question: Is the Chipman Rd street frontage total correct? It should not include the area west of the Chipman access should it? *WE WERE TREATING THIS AREA W. OF CHIPMAN AS A SEPARATE PLOT.*

20. The landscape table does not contain screening information. Is screening required even though Table 14.1 shows it as not being required between adjacent zoning districts. *No.*

21. As a general note, all project signage will need to be approved by separate sign permit application.

22. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated September 15, 2015.

No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

23. Easements as shown on the preliminary development plan for public access similar to right-of-ways for public streets (i.e. 50 and 60 foot typical widths or larger as may be required for necessary turn lanes) shall be provided along the proposed north-south private road and the proposed east-west private road.

The easement along the east-west private road shall extend to and align with the existing right-of-way for Ashurst

THIS IS THE
OLD STANDARD
NEW SEC
STANDARD
ADOPTED
LAST
MONTH.

Drive. These easements shall be donated as public right-of-way when surrounding development occurs and the public streets are constructed.

24. AT LEAST ONE VEH. ACCESSIBLE PARKING SPACE W/ AN ADJACENT 8' AISLE SHALL BE PROVIDED. THE DETAIL ON SHEET C-600 SHOWS ONE, BUT THE SITE PLAN HAS ALL 5' AISLES.

Engineering Review	Gene Williams	Senior Staff Engineer	Pending
	(816) 969-1812	Gene.Williams@cityofls.net	
Fire Review	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	Jim.Eden@cityofls.net	

25. TEMPORARILY ASPHALT CURBS SHALL BE PROVIDED AT THE SOUTH END OF THE NORTH-SOUTH DRIVE CONNECTION TO CHIPMAN RD WHERE THE DRIVE WILL EVENTUALLY EXTEND SOUTH TO CONNECT WITH ASHURST DR.

1. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: Show the location of the FDC and a hydrant within 100 feet.

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 flow study for the site. The 6" main may need to be upsized to an 8" per City Design and Construction Manual.

3. Relocate the fire hydrants along the south side of the building to the builing side of the fire lane.

4. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The building side of the fire lanes around the building shall be posted.

5. 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 .

Traffic Review	Michael Park	City Traffic Engineer	Corrections
	(816) 969-1820	Michael.Park@cityofls.net	

1. Pending Development Agreement for off-site improvements and Easements/Right-of-Ways for the N-S Street, Chipman Road, and Ashurst Drive.

No comments regarding the on-site FDP submittal.

2.

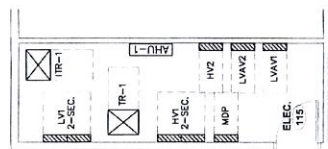
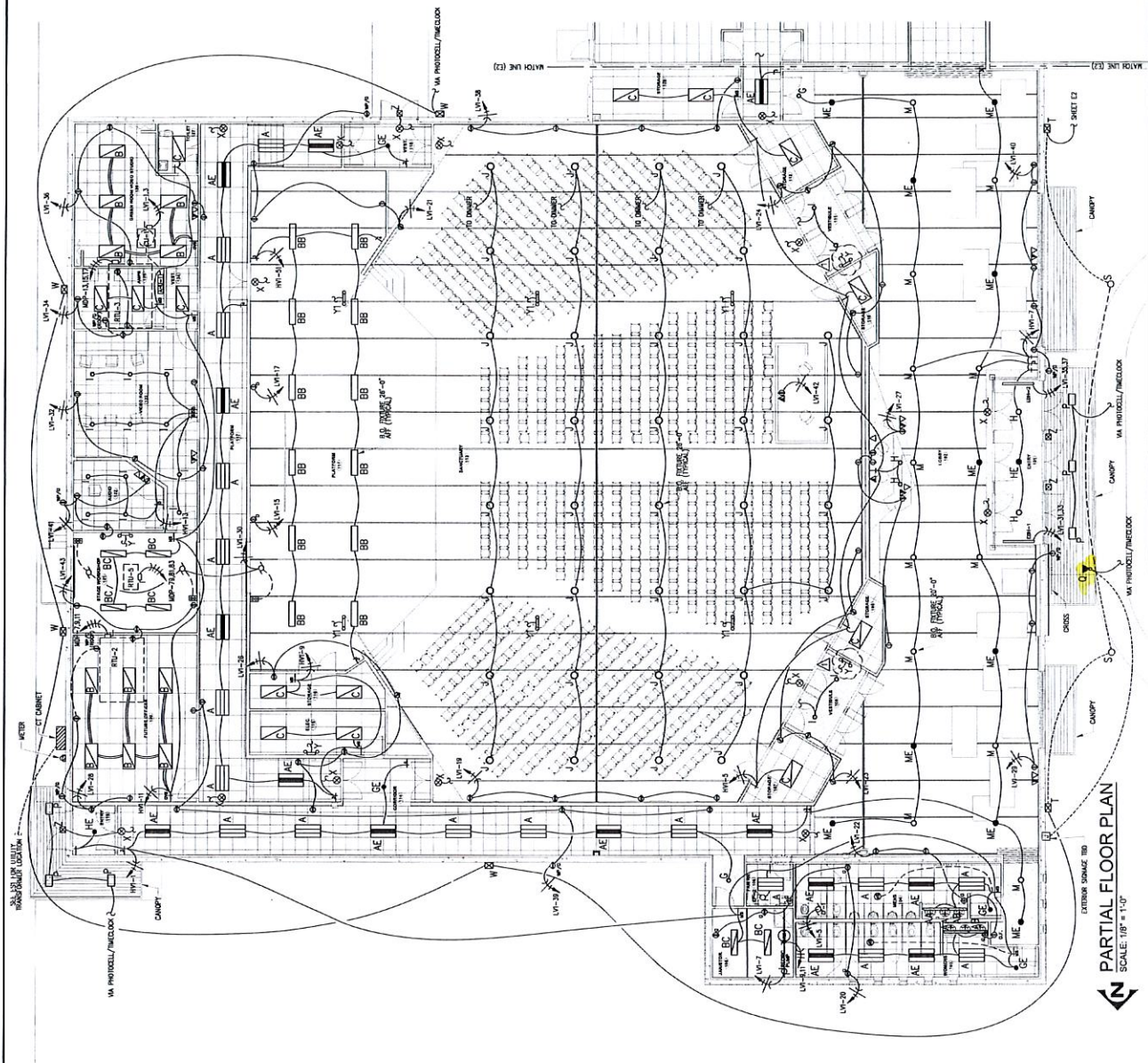


ELDECON
ELECTRICAL DESIGN & CONSTRUCTION
6200 I NW 45th Drive Kansas City, Missouri 64122

The Summit
A New Worship Facility for
Lee's Summit, MO 64081

PROJECT #	00150013
ISSUE DATE	01/15/13
CHECKED BY	JD
REVISIONS	RECD
CITY COMMENTS	11-13-15
1	
2	
3	
4	
5	

SHEET No.
E1
PARTIAL FLOOR NORTH
POWER & LIGHTING PLAN
OF 3



ELEC. ROOM 115 DETAIL
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONFIDENTIAL - PROPRIETARY
This document is the property of ELDECON, INC., and is subject to review for release or reproduction without expressed written permission. The document contains confidential and proprietary information. It is to be used solely in accordance with the instructions provided herein. All rights are reserved.



PROJECT #:	10/15/2015
ISSUE DATE:	JDH
DRAWN BY:	RGD
CHECKED BY:	
REVISIONS:	
CITY COMMENTS	11-13-15
1	
2	
3	
4	
5	

of 3

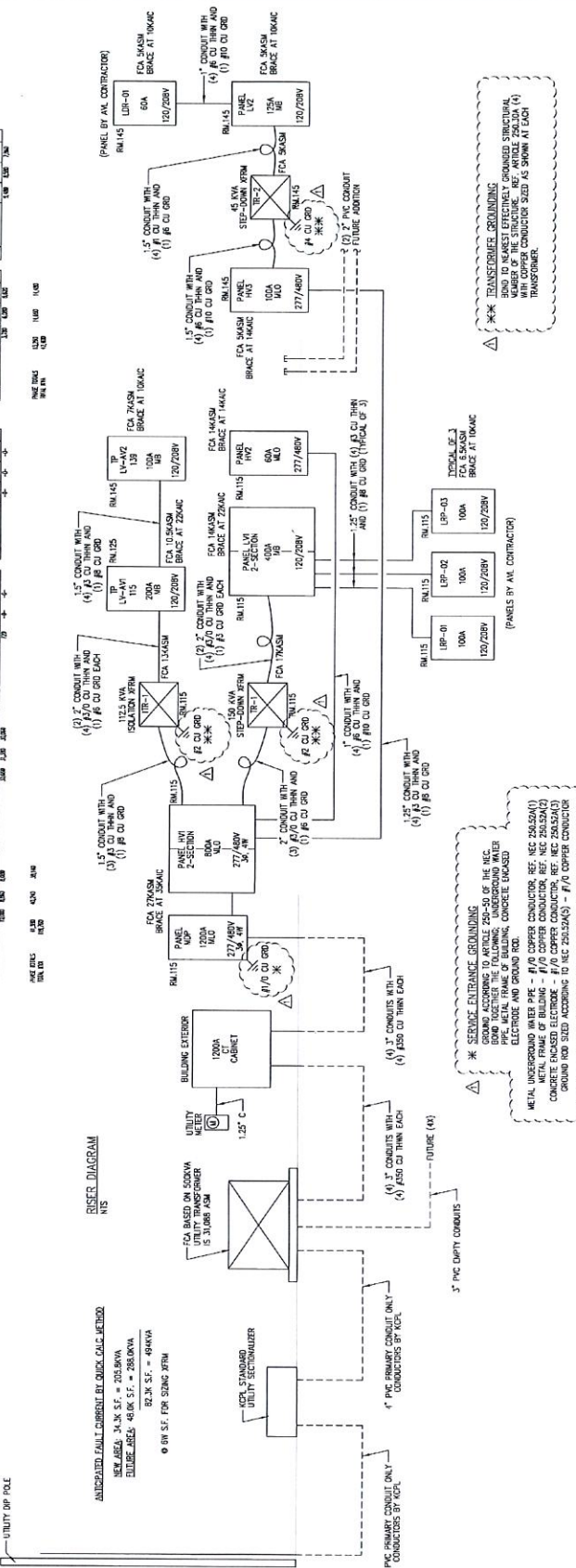
Diagram of a 120V, 60 Hz, 1-phase, 3-wire system. The system consists of three phase wires (A, B, C) and a neutral wire. The phase wires are connected to a 120V/240V transformer. The secondary windings are connected in a star configuration, with the neutral point connected to the neutral wire. The primary windings are connected in a delta configuration, with the neutral point connected to ground. The secondary voltages are 120V/240V, 120V/240V, and 120V/240V.

	0.00	2.420E	2.940E
1	XI.0	39.675 VA	
2	XI.0	10.000 VA	
3	X0.5	11.200 VA	
4	XI.0	521.370 VA	
5	X0.25	3.600 VA	
6			589.948 VA

UNIVERSITY FACTOR OF UNITY

	CONNECTED LOAD	FACTOR	DEMAND
LOADING	38,875 VA	X1.0	38,875 VA
RECORDING	10,000 VA	X1.0	10,000 VA
REC'D MOLES	22,400 VA	X0.5	11,200 VA
ADDITIONAL	22,400 VA	X0.5	11,200 VA
ALL OTHERS	22,400 VA	X1.0	22,400 VA
LARGE MOTOR (20 H.P.)	22,400 VA	X0.25	5,600 VA
	617,955 VA		585,944 VA

DESIGN ASSUMES DIVERSITY FACTOR OF UNITY



**** TRANSFORMER GROUNDING**
BOND TO NEAREST EFFECTIVELY GROUNDED STRUCTURAL MEMBER OF THE STRUCTURE. REF. ARTICLE 250.30A (4) WITH COPPER CONDUCTOR SIZED AS SHOWN AT EACH TRANSFORMER.

* SERVICE ENTRANCE GROUNDING

GROUNDING ACCORDING TO ARTICLE 250-50 OF THE NEC.
BOND TOGETHER THE FOLLOWING: UNDERGROUND WATER
PIPE, METAL FRAME OF BUILDING, CONCRETE ENCASED
ELECTRODE AND GROUND ROD.

METAL UNDERGROUND WATER PIPE - #10 COPPER CONDUCTOR, REF. NEC 250.52(A)(1)
METAL FRAME OF BUILDING - #10 COPPER CONDUCTOR, REF. NEC 250.52(A)(2)
CONCRETE ENCASED ELECTRODE - #10 COPPER CONDUCTOR, REF. NEC 250.52(A)(3)
GROUND ROD SIZED ACCORDING TO NEC 250.52(A)(4) - #10 COPPER CONDUCTOR

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)
Attachments: scanned plans_20151112_0001.pdf; scanned plans_20151112_0002_20151112_0001.pdf

Follow Up Flag: Follow up

Flag Status: 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,



From: Ron Seyl [mailto:Ronald.Seyl@cityofis.net]
Sent: Wednesday, May 04, 2016 12:02 PM
To: Brian Rathsam <brathsam@manteleteter.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@manteleteter.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,

Ron Seyl

From: Brian Rathsam <brathsam@mantelteter.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)
Attachments: Applicant Letter - FDP (DFDP)1.pdf

Follow Up Flag:
Flag Status:

Follow up
Flagged

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 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
"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,
Brian Rathsam, LEED AP
Project Architect

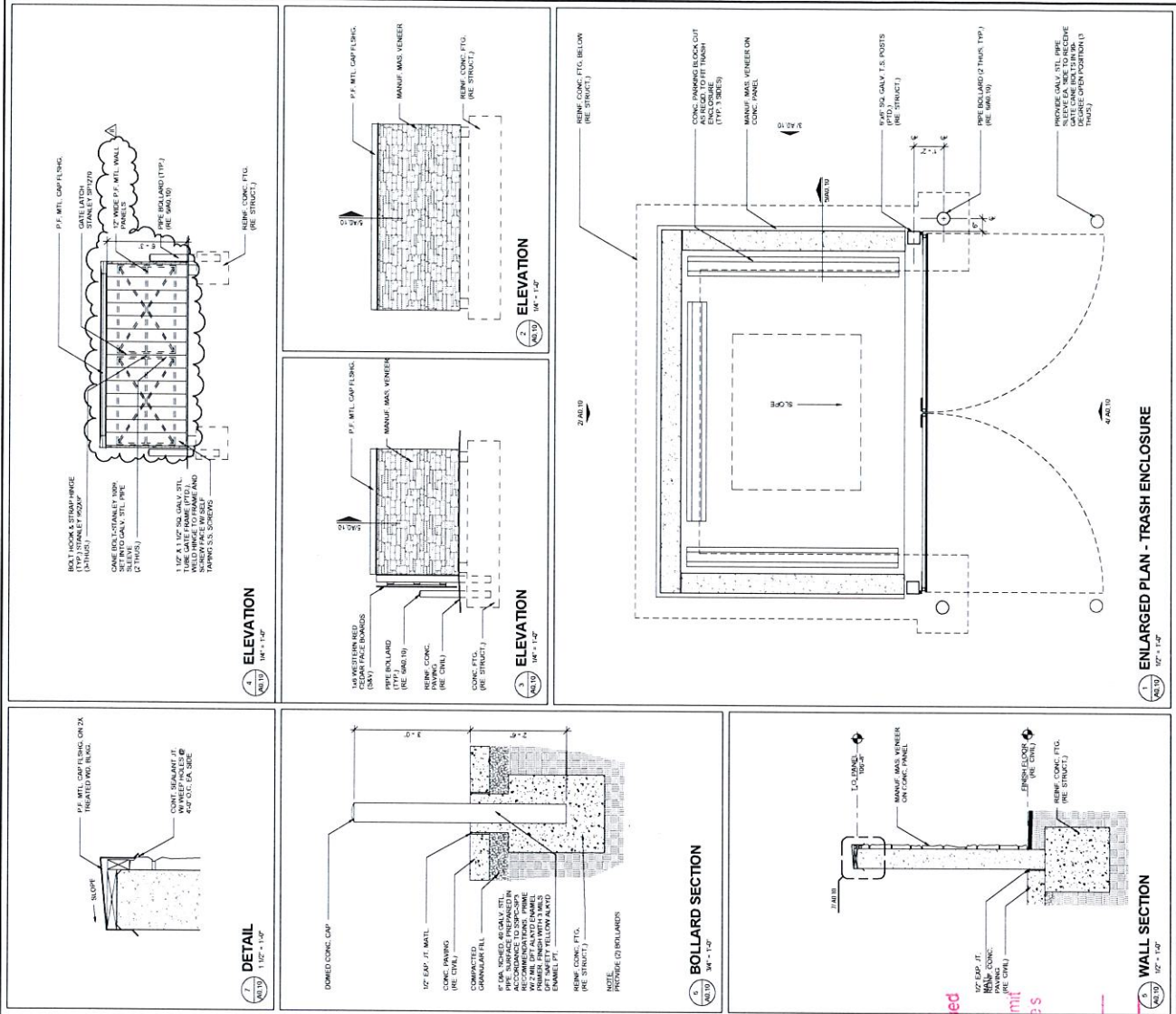


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PROJECT #	06-545
DATE	12/20/2015
DESIGNED BY	LAB
CHECKED BY	BCR
REVISIONS:	
1.	11/17/2015
2.	2/4/2016
3.	2/20/2016
4.	3/1/2016
5.	3/1/2016
6.	1/20/2017

SHEET No.
A0.10
SITE DETAILS



This approval is issued in reliance upon information submitted by the applicant. Any permit issued pursuant to this approval may be suspended or revoked whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation. Approved plans shall not be changed, modified or altered without authorization. The issuance or granting of a permit in violation of the provisions of the Ordinance of the City of Lee's Summit, Missouri

APPROVED *Heather Soto* DATE **2/13/17**
PRINT NAME **Heather Soto**

PL2015-159