

DEVELOPMENT SERVICES

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

Date: Monday, July 08, 2019

To:

Applicant: DRAKE DEVELOPMENT, LLC

Email: Ian@DrakeKC.com

Fax #: <NO FAX NUMBER>

Engineer: KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

Fax #: (913) 894-5977

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019217

Application Type: Commercial Final Development Plan

Application Name: STREETS OF WEST PRYOR- LOWENSTIEN PARK IMPROVEMENTS

Location: 840 NW PRYOR DR, LEES SUMMIT, MO 64081

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.

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 six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and 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:

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 2018 International Fire Code.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

1. Provide a note in the accessible sign detail referencing the R7-8 sign type. This sign has a white background and green border.

2. The pavement standards have not been met. Please refer to the UDO Article 8.620-for required thicknesses. In addition, two types of pavement details (vehicle parking areas and drives and fire lanes and truck access) are required and needs to be references within the plan.

3. Label the color of restrooms.

4. The landscaping sizes have not been met. Please revise the caliper sizes to 3 inches and the required minimum height of evergreen trees is 8 feet.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	---	-------------

1. General:

- A portion of the park improvements, located in the NW corner of the park, are shown as a part of the public street plans. Please include all park related items in this plan set and remove from any other sets.
- Show and label easements throughout the plan set, including Landscape sheets.

2. Sheet C-5: It appears that the trees to remain are incorrectly labeled. Please revise.

3. Sheet C-6: Please clarify water service line alignment. See Building Codes review comments.

4. Sheet C-7: The scale shown, 1"=40', is incorrect. It appears the scale is 1"=30', please revise.

5. Sheet C-13: The Regular Duty Paving detail does not meet the requirements of UDO Section 8.620. Please revise the detail and do not refer to MoDOT requirements in the notes.

6. Sheet L 2.01: Only ornamental tree varieties may be located within public easements. Verify that requirement is being met.

7. Sheet's C-5 & C-6: In addition to the label below the sheet number, please include "For Reference Only" in a central location on each sheet. It should be large enough to be noticed right away.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

1. Inadequate information to complete review.

Provide the following:

- All water and waste pipe materials.
- Size of water meter.
- Complete electrical design including circuitry and light pole base detail.

2. 2 water meters shown.

Action required: Eliminate one of the meters.

Parks Review	Steve Casey
---------------------	-------------

1. C-6: Site and Utility Plan

Terminate storm sewer line "X" from box 42A to a stub out in lieu of energy dissipation or rip rap outlet where P&R can continue drainage past play area.

2. A-1 Restroom plan, section, elevation, detail

Install hose bib on exterior of restroom building for maintenance hook up

Call outs for asphalt color and type (match existing facilities)

Call outs for burnished block color (match existing facilities)

Widen plumbing chase from 2'-0" to 2'-8"

Insulation type?