

DEVELOPMENT SERVICES

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

Date: Friday, September 20, 2019

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Applicant: STREETS OF WEST PRYOR LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019288

Application Type: Commercial Final Development Plan

Application Name: LOT 10 STREETS OF WEST PRYOR

Location: 920 NW PRYOR RD, 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	Corrections
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2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Show the hydrants to be provided on the private drives

3. How will the site be accessed and water brought to the site if the existing overhead powerlines are still in place after construction begins?

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 fire lanes to the rear of the building (hydrant and FDC) shall be posted.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Revise the Water Utilities contact to Jeff Thorn.

2. The islands within the parking lot seem to crowd out parking spaces. Are these areas intended to accommodate parking spaces?

3. Drive aisle widths are not met at the areas of the island bump outs. A width of 24' is required not to include any portion of the curb and gutter. Please revise.

4. Revise the accessible sign detail to indicate the sign height to be a required 5' from grade to bottom of sign.

5. Revise the caliper sizes for the trees to be a 3" minimum.

6. The required number of trees on the north private road has not been met. A total of 17 trees are required, however 11 are provided.

7. What is the reference to Donovan Rd within the landscape site data table?

8. The required number of trees and shrubs are not provided along the west private road. Please revise and the landscape data table and the landscape sheet.
9. The islands within the parking lot are required to be landscaped. Please revise.
10. The number of shrubs and trees for the open yard calculation is not correct. A total of 26 trees and 53 shrubs are required.
11. Street trees are required along SW Pryor Rd. Provide ornamental species if KCPL will not allow shade trees. Provide documentation from KCPL if there is a strict restriction for trees in this area.
12. Can color elevations be provided, even if in electronic form?
13. Provide the manufacturer's specifications for all exterior lighting (building and parking lot).

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

- Nothing has been constructed yet on the site, and the timing of all construction elements is still unknown. Please revise all items labeled "Existing" to "Proposed (By Others)" or similar to denote this.
- Revise the private drive names to match the Final Development Plan that includes their construction. That FDP names them Private Road A, B, and C.
 - Include fire hydrant and Nyoplast Drain Basin with concrete collar standard details in the plan set.
 - Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Please note that if the existing conditions due to the KCPL overhead lines do not match what is shown in the plans at the time of construction, and construction is not possible as shown, revisions submitted to the City for review and approval will be required.

2. Sheet C1.0: Revise the water and sanitary sewer contact to be the Water Utilities Department at 1200 SE Hamblen Road, Lee's Summit, MO 64081 with phone number 816-969-1900.

3. Sheet C2.0:

- It appears that the CW2 label leaders on the west side of the lot are pointing to the wrong spots.
- The PV2 hatching is overlapping the PV3 hatching. Please revise.

4. Sheet C3.0:

- Detail SS2 is included in the Legend, but not shown in Plan view, while SSA is shown in Plan view but is not included in the Legend. Revise to include the references as applicable and verify any standard details needed are included in the plan set.
 - Connection to the sanitary main shall be by cut-in wye, please revise the label accordingly.
 - Include a water line profile for the main between the connection point to the cap and plug. Include any crossings with elevations to verify separation requirements are being met.
 - Crossings at angles less than 45 degrees are not allowed. Verify the angle of crossing between the water and sanitary sewer lines, and revise if needed.

5. Sheet C4.0:

- The A-1 inlet description doesn't match the storm sewer plans that include this construction. Please revise.
- The drop through Structure A-1 does not meet the 0.5' minimum drop allowed. Please revise.
- Show the design HGL in the Profile view,
- Include the storm sewer calculations.
- The approved Drainage Map for the overall development shows all of the drainage on Lot 10 being collected on Lot 10. The plans note a portion of the drainage be directed to the south of the lot. Please reconcile.

6. Sheet C5.0: Erosion control measures, such as silt fence, should be included along the west side of the lot. The plan shows pavement to the west, but the timing of the paving is unknown.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Add sidewalk along the east-west private road (e.g. Summit Woods Xing) adjacent to Lot 10 and connecting with sidewalks along Pryor Road (southwest corner of the intersection) and proposed sidewalks along north-south private drive.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide specifications and details for grease interceptors.
2. Provide complete plans for site lighting including all circuitry and light pole base details.