

DEVELOPMENT SERVICES

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

Date: Monday, September 23, 2019

To:

Applicant: TRI Architects

Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE INFRASTRUCTURE
CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019251

Application Type: Commercial Final Development Plan

Application Name: SUMMIT AT WEST PRYOR

Location:

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The calculations for the parking as referenced to the ITE Manual are not reflected accurately within the response memo (only).
2. Staff would like to follow-up on the previous comment regarding the functionality of the trash enclosure areas and how they could negatively affect access within the private drives. It seems the truck would be backing in to this areas, crossing traffic, and blocking access for through traffic.

The Concrete pad requirement (reference comment from previous staff comment letter), has not been met.

3. Additional Street shrubs are required along the frontages adjacent to private drives. One shrub per 20 feet of street frontage is needed.
 4. Interior courtyard elevations need additional projections and material changes on the north and south elevations.
- The approved preliminary development plan indicated more projections and material changes than what is currently proposed.
5. The west elevations do not show the overhead garage door entry into the parking garage, please revise.
 6. Please label the caliper size for ornamental as 3 inches. Staff could allow 2.5 during the time of planting.
 7. Please refer to the sidewalk comment provided by Michael Park, please clarify pedestrian connections and revise the necessary sheets.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Engineer's Estimate of Probable Construction Costs:
 - Include items for Stabilized Subgrade and ADA ramps.
 - Revise Item 2 from AB-3 to MoDOT Type 5
 - Separate the sanitary sewer overall item into individual items.
 - Clarify what the item "Water Service" includes.
 - Additional comments may be added based on revisions to plans.
2. Review the plan set for overlapping text and revise for clarity.
3. Sheet C02:
 - This sheet is titled "Existing Condition" but shows existing, proposed, and proposed (by others). Please clarify the intent of this sheet.
 - This sheet does not show the proposed (by others) fire hydrant near the SE corner of the building in the easement that is shown. Revise to show this hydrant. If the intent is to relocate this hydrant to be in the proposed island, please

coordinate with the developer to have the hydrant installed such that relocation won't be necessary. Reflect this revision throughout the plan set.

4. Sheet C03:

- Please clarify pedestrian connectivity between this lot and adjacent lots. ADA-accessible ramps are required at any connections to the private roads.
- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- Label all easements, both public and private.

5. Sheets C06-C08: There are still several proposed contours that don't tie back into anything. Please revise.

6. Sheet C09: See above comments regarding ADA-accessible design requirements.

7. Sheet C11:

- Connection to public sanitary sewer at a MH is not allowed. Show and label the connection as a cut-in wye. The edge of the cut-in wye fitting must be a minimum of 4 feet from the outside edge of the MH.
- The approved Final Development Plans that include construction of the water main this project will connect to does not show any stubs, as shown on this sheet. Please coordinate and revise as required.

8. Sheet C12: The approved Final Development Plans that include construction of the water main this project will connect to does not show any stubs, as referred to (but not actually shown) on this sheet. Please coordinate and revise as required. Please revise to show the fire line to the hydrant connecting to the gate valve on the main.

9. Sheet C14: The information shown for Structure A6 does not match the approved plans for that structure. Please revise accordingly, and include the other incoming and the outgoing flowlines at that structure in the Profile view.

10. Sheet C15: There doesn't appear to be a sanitary stub, as shown. Please revise as directed in comments above.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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6. 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 indicating required fire flows will be met with proposed line sizes. The amended 2018 IFC only allows for a 50% reduction for sprinklered buildings.

09/19/2019- Provide a water model for the project. This is NOT completed by the sprinkler company.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. There should be pedestrian connection(s) between Lot 8 and the adjacent lot to the north and south (e.g. Lot 6) along the west side of Private Road B (or along the east side of the building). There are sidewalks along the building and sidewalks on adjacent lots, these should be connected. There's even a illustrated crosswalk with no sidewalk connection on the north east corner of Lot 8.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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