

DEVELOPMENT SERVICES

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

Date: Thursday, October 17, 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

Comment responses are below in red.

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The drive aisle width has not been met for the eastern drive aisle at the middle island. A distance of 24' is required and cannot include the curbing associated with the island. **Aisle widths have been revised**
2. The positioning of the islands on the eastern portion of the property are awkward in that the parking spaces adjacent to them do not meet the minimum 9-foot width requirement. Please revise.
Parking space widths have been adjusted
3. Revise the caliper size for the ornamental tree varieties to a 3" minimum caliper size.
Caliper size has been revised to 3"

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Revise all items shown as existing (storm sewer, retaining walls, etc.) to proposed by others. **Done**
2. 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. **New sheet has been added with each ramp blown up to show all required slopes and elevations. Detail Gen 3A has been added**
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.
3. The A-1 inlet description in the Line A Profile view still does not match the storm sewer plans that include this construction. Please revise. **The A-1 inlet is being constructed with these plans. B-6, B-7 and Q-2 are being constructed by others.**
4. The storm drainage calculations for Line A do not match information shown in the Line A Profile. The capacity is also shown being exceeded. Please revise. **Pipe size has been increased to 15" and chart revised**
5. Include an item for ADA Ramps in the Engineer's Estimate of Probable Construction Costs.
Revised estimate attached

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? **There is currently adequate vertical and horizontal clearance for site access. Waterlines will be in place prior to incorporation of combustibles into the construction process**
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.
Additional fire lane markings have been added along entire route from the access drive.

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	No Comments