

DEVELOPMENT SERVICES

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

Date: Monday, April 19, 2021

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021089

Application Type: Commercial Final Development Plan

Application Name: Lot 7A Streets of West Pryor

Location: 2100 NW LOWENSTEIN 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

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 507.1 - 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: Confirm square footage and building construction type.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Show where heavy duty asphalt/cement will be provided for fire department access.

4. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required: The lane on the south side of Building 1 shall be 26 feet. Adjust other fire department access areas as needed.

5. 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: Indicate areas to be provided with painted curbs and signage.

6. 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: The FDC's appear to have been drawn in. Confirm that these are the permanent locations.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The Developer shall execute a mutually satisfactory development agreement (or amend the original development agreement) with the City, which addresses, at a minimum, any remaining off-site transportation improvements associated with the Streets of West Pryor Development and improvements to Lowenstein Dr. to urban standards as addressed in the City Traffic Engineer's TIA dated December 18, 2020. 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.

2. No building or site development permits shall be issued until (1) the Developer has entered into a redevelopment agreement with the City to address long-term management and liability issues associated with development over the undermined areas, (2) the final mine remediation plans and specifications have been approved pursuant to the terms and conditions of the redevelopment agreement, and (3) that the remediation work has been completed as designed and certified by an independent professional geotechnical engineer.

3. The minor plat for this lot shall be recorded prior to the issuance of a building permit.

4. The ownership affidavit has not been completed.

5. Label the address for the lot.

6. If the minor plat is approved/recorded prior to the approval of this final development plan the notes referencing the legal description will need to be updated.

7. The footprints on Sheet C2.0 don't match the proposal.

8. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening.

Please note this on the site plan.

9. Provide a trash enclosure detail.

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

- Submit an Engineer's Estimate of Probable Construction Costs.
- Include an erosion control plan and details.

2. Sheet C1.0: The Index of Sheets does not match the plan set. Please revise accordingly.

3. Sheet C3.0:

- Please revise Construction Note 4 to include the following" ...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the more stringent shall prevail."
- What signs does Note 4 refer to?
- Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
- Please clearly label the locations of all pavement types.
- Section 8.620.F.1.c of the Unified Development Ordinance (UDO) requires a concrete approach 30' in length. Please revise the plans accordingly.
- ADA ramp at NE corner
- There is a double sided curb inlet shown over the existing storm sewer that doesn't seem to be shown in

the plans to be constructed. Please address.

4. Sheet C4.0:

- There are 2 references shown for the same WAT-12 detail. Please clarify.
- Please include Note 20A at the appropriate locations in the Plan view.
- Please correct the apparent typo (30") in Notes 20B & 20C.
- Three of the four sanitary wye connections are labeled in Plan view. Please label them all.
- Please label all of the water line points of connection.
- Please verify if there is an existing ADA ramp at the NE corner of the Black Twig & Lowenstein intersection and revise throughout the plan set as necessary.
- Please include stationing information for all service line connections either in ton the Plan/Profile sheets or Utility sheet.

5. Sheet C5.0: Please revise proposed and existing contour tie-ins to be a smooth transition. A sharp angle isn't realistic.

6. Sheets C6.0 & C7.0: No spot grades are shown.

7. Sheet C10.0: The Turning Space does not include detectable warning surface and shall be designed at 1.5% maximum slope any direction. Please revise the west ramp accordingly.

8. Sheets C10.0-C13.0 and C15.0-C17.0: Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

9. Sheets C10.0-C13.0: Please clearly note any/all structures being built over existing pipes.

10. Sheet C11.0: The City's Curb Inlet standard detail requires pipe openings to be a minimum of 6" from structure corners. CI D-2 doesn't appear to meet this requirement. Is D-2 intended to be a special design? If so, please include.

11. Sheet C-12: Is JB F-1 intended to be a doghouse structure? If so, please label as such. This structure requires a special design due to the depth. Please include.

12. Sheet C-13.0: The sanitary sewer crossing location is incorrect in the Storm Line G Profile view. Please revise.

13. Sheets C15.0-C17.0:

- Please include horizontal bends as necessary. The maximum deflection at each joint is 1 degree. Revise as necessary.
- It appears that there is 1 FH with a 90 degree bend and the others are straight set. Please only show the 90 degree bend at one location and delete from the other labels in Plan views.
- Please revise the single line representing the waterline to a double set of lines to more clearly depict it as a pipe. This will keep it from looking like the proposed grade line.
- Please include stationing information for all service line connections either in ton the Plan/Profile sheets or Utility sheet.

14. Sheet C15.0:

- Please relocate the leader arrow for the Sta. 2+99.32 FH to point to the FH in the Plan view.
- Please provide information for the pipe crossing near Sta. 0+10.

- The Sta. 2+51.84 label for the pipe crossing in the Profile view is incorrect. Please revise.

15. Sheet C16.0: Please relocate the Sta. 5+26.67 FH label for clarity, to not cover the service lines.

16. Sheets C19.0-C21.0:

- There are duplicated standard details. Please revise.
- Please include construction details for the extra deep junction box.
- Include a concrete paving pavement section.
- Revise the trench backfill detail to meet the City's requirement of 12" backfill over the top of the pipe.

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. Water meter and water service piping shown as 30".

Action required: Typo? 3"? Clarify.

2. Specify water service piping materials.

3. Provide domestic water meter vault detail. Standard city detail only covers up to 2" meter.

4. Consider multiple 2" water meters in lieu of single 3" serving buildings as there is a considerable cost savings. 2" meters are approx. \$27,000.00. Contact water department for quotes on 3" or larger.