

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:

Responses are below in red

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. **Total building envelope square footage is 83,700. Building construction type will be confirmed at permit submittal.**

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.
For ease of construction all the pavement will be heavy duty.

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. **Drive width has been revised.**

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. **No Parking - Fire Lane markings have been indicated along with areas of red curbing, shown on Sheet C3.0 Site plan**

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.
Yes 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. **Noted**

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. **Noted**

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

4. The ownership affidavit has not been completed. **Affidavit is attached**

5. Label the address for the lot. **Address is shown on title sheet**

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. **Noted**

7. The footprints on Sheet C2.0 don't match the proposal. **The footprints have been removed**

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. **Concrete pad is shown at each trash enclosure**

9. Provide a trash enclosure detail. **Detail shown on Sheet C27.0**

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. **Cost estimate attached.**
- Include an erosion control plan and details. **Erosion control plans and details are included as sheets C6.0 and C7.0.**

2. Sheet C1.0: The Index of Sheets does not match the plan set. Please revise accordingly. **Sheet index has been updated.**

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." **Note added to title sheet.**
- What signs does Note 4 refer to? **Note has been removed**
- 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." **Note added.**
- Please clearly label the locations of all pavement types. **For ease of construction all pavement is heavy duty.**
- Section 8.620.F.1.c of the Unified Development Ordinance (UDO) requires a concrete approach 30' in length. Please revise the plans accordingly. **Concrete approach added**
- ADA ramp at NE corner **ADA ramp added**
- 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. **The storm sewer has been revised so double sided inlet is not being built over existing storm sewer.**

4. Sheet C4.0:

- There are 2 references shown for the same WAT-12 detail. Please clarify. **One has been removed**
- Please include Note 20A at the appropriate locations in the Plan view. **Done**
- Please correct the apparent typo (30") in Notes 20B & 20C. **3" meter has been revised to show 2, 2" meters**
- Three of the four sanitary wye connections are labeled in Plan view. Please label them all. **All 4 are shown.**
- Please label all of the water line points of connection. **Connection points labeled**
- 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. **Existing ramp will be removed with construction .**
- Please include stationing information for all service line connections either in ton the Plan/Profile sheets or Utility sheet. **Stationing information added to plan and profile sheets**

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

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

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. **Ramp revised**

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. **Note added with hatching**

9. Sheets C10.0-C13.0: Please clearly note any/all structures being built over existing pipes.
Number of structures over existing has been reduced to 3 and they are labeled

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.
Storm sewer revised to meet city requirements

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. **Dog house labeled. Note added to junction box detail requiring precaster to provide engineered drawings.**

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

13. Sheets C15.0-C17.0:

- Please include horizontal bends as necessary. The maximum deflection at each joint is 1 degree. Revise as necessary. **Bends have been labeled**
- 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. **Done**
- 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. **Done**
- Please include stationing information for all service line connections either in ton the Plan/Profile sheets or Utility sheet. **Information shown**

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. **Done**
- Please provide information for the pipe crossing near Sta. 0+10. **Information added**

- The Sta. 2+51.84 label for the pipe crossing in the Profile view is incorrect. Please revise.
There is no pipe crossing at this location. Information removed.

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

16. Sheets C19.0-C21.0:

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

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". This has been corrected

Action required: Typo? 3"? Clarify. This has been corrected

2. Specify water service piping materials. Note 9 added to utility plan specifying material

3. Provide domestic water meter vault detail. Standard city detail only covers up to 2" meter. We are going to use 2" meters

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. We are showing 2, 2" meters