

DEVELOPMENT SERVICES

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

Date: Friday, May 21, 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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Approved with Conditions
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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. 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.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C3.0:

- Please relocate the CW2 leaders north of Building 2 to point to the correct locations.
- Please relocate the dimension blocking out the double opening curb inlet between the buildings.
- The UDO requires concrete pavement extend for 30’ as measured from the trash enclosure opening. Please revise as needed.

2. Sheet C4.0:

- Please remove one of the two WAT-12 entries in the “Details” list.
- Notes 20E & 20F don’t seem to be used. Either add them to the Plan view (or direct me to them) or remove.
- Please label the fire lines to the Maintenance Building and the SE-most proposed FH “20D” for consistency.
- Please label the FH near the Lowenstein Drive intersection “20G” for consistency.
- The “WAT-12” label for the backflow vault is pointing to the wrong location. It would seem more appropriate to revise the label to 20E for clarity.

3. Sheet C6.0: Please revise silt fence to indicate short, appropriately placed runs. Consider adding additional silt fence or other protection to the west to protect the existing sediment basin.

4. ADA Ramps: Please review the plan set to verify that all ramps are labeled, are labeled consistently between sheets, and all ramps have specific site designs included. Please review the designs to verify that all design requirements have been met. Expand the detailed views enough that the design information is clearly readable.

5. Sheet C11.0:

- There appears to be a typo in the Typical Section surface thickness label. Please revise.
- The asphalt types shown in the Typical Section don't match the specifications. Please refer to APWA Section 2205.4.B and revise as needed.

6. Sheet C13.0: Please revise the Plan and Profile view labels for Ex. CI C-5 to match and include compacted fill note and hatching, if needed in the Profile view for Storm Line B (and throughout the plan set for all pipes).

7. Sheet C15.0: CI E-2 requires a 0.5' drop thru the structure. Please revise.

8. Sheet C16.0:

- Please show and label the design HGL for Storm Line G in the Profile view.
- Please include the Plan view for Storm Line J or remove the Profile view.

9. Sheet C22.0: Does Water Line A meet the deflection requirements outlined in the previous comments? Please confirm or revise.

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: In order to determine if the available fire flow is being met per IFC Table B105.1 (2), it is necessary to know the type of building construction. A 50% reduction in fire flow is allowed for the automatic sprinkler system.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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