

## Plan Review Responses

Applicant Letter Date: May 21, 2021

Application Number: PL2021089

Application Type: Commercial Final Development Plan

Application Name: Lot 7A Streets of West Pryor

Location: 2100 NW Lowenstein Dr., Lee's Summit, MO

Responses are below in red.

### Planning Review

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 Recorders' 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. 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**

### Engineering Review

1. Sheet C3.0:
  - Please relocate the CW2 leaders north of Building 2 to point to the correct locations. **Leaders have been relocated**
  - Please relocate the dimension blocking out the double opening curb inlet between the buildings. **Done**

- The UDO requires concrete pavement extend for 30' as measured from the trash enclosure opening. Please revise as needed. **30' of concrete pavement is shown in front of the trash enclosures**
2. Sheet C4.0:
    - Please remove one of the two WAT-12 entries in the "Details" list. **Done**
    - Notes 20E & 20F don't seem to be used. Either add them to the Plan view (or direct me to them) or remove. **20F is for the irrigation meter. Meter and BFP are shown south of building 2. 20E is the 1" service for the maintenance building and is shown.**
    - Please label the fire lines to the Maintenance Building and the SE-most proposed FH "20D" for consistency. **20D refers to the fire service lines to each building.**
    - Please label the FH near the Lowenstein Drive intersection "20G" for consistency. **Done**
    - 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. **Leader for detail has been relocated and 20E designation added to vault**
  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. **Silt fence on the north and west at the bottom of the slopes have been revised showing shorter lengths. As long as the silt fence is properly maintained we feel no additional fence is required. Additional fencing would unnecessarily disturbed the established vegetation.**
  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. **ADA ramp designations have been clarified with sufficient detail shown on Sheet C10.0 and C12.0**
  5. Sheet C11.0:
    - There appears to be a typo in the Typical Section surface thickness label. Please revise. **Done**
    - 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. **Asphalt designation revised to meet APWA criteria**
  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). **Done**

7. Sheet C15.0: CI E-2 requires a 0.5' drop thru the structure. Please revise. **Done**
8. Sheet C16.0
  - Please show and label the design HGL for Storm Line G in the Profile view. **HGL has been shown**
  - Please include the Plan view for Storm Line J or remove the Profile view. **Plan view is shown in upper right hand corner.**
9. Sheet C22.0: Does Water Line A meet the deflection requirements outlined in the previous comments? Please confirm or revise. **Additional bends have been added.**

### **Fire Review**

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. **See attached letter stating the building construction type.**