

DEVELOPMENT SERVICES

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

Date: Tuesday, June 15, 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

Reponses are below in red.

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 mulit-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. **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**

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs. **Estimate is attached**

2. The plans are somewhat hard to read. There is a lot of information and all of the line weights are very close to the same. Please review from that perspective and make any revisions that will help the plans be more readable.
Revised line weights to make plans more legible

3. Please review ADA ramp designs to verify the following:

- No elevations or dimensions block out the ramps or any relevant text. Screen back all other parts of the drawing not a part of the ramp. **Unnecessary information has been turned off**
- All turning spaces do not exceed 1.5% in any direction. This includes diagonally, as well. **Ramps have been revised**
- The City does not require truncated domes at ramps not directing pedestrians into a public street. Although not required, the City agrees with the inclusion of them as shown due to the busy nature of these areas. **Noted**

4. Why is ADA 7 exiting the site at a diagonal? There doesn't appear to be any connecting ramps. Will they be included in future FDPs? **Ramp has been revised to direct traffic north. Additional ramp added across the drive.**

5. The City strongly discourages any ADA-accessible ramps located at the apex of a curve serving multiple directions. Please review designs to provide the safest route possible. **ADA 7 has been revised. Due to the path of the pedestrian traffic ADA 9 is in the most efficient location. A receiving ramp has been added across the drive.**

6. Sheet C4.0: The 1" Water Tap & Water Meter at the Maintenance building is shown as Note 20E in Plan view and in the legend. This designation is also used for the backflow vault. Please revise 20E to something else.
Note has been revised to 20H

7. Sheet C13.0:

- Please include compacted fill hatching just upstream of CI B-2. **Done**
- Existing CI C-5 is shown as 9' x3' in Plan view and 8'x3' in Profile view. Please revise as needed.
This has been corrected along with revising C-5 to C-15 to match previous drawings

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

06/14/2021- Per Water Utilities there is adequate fire flow for the building using V-A construction.

Per water supply analysis water line B has been revised to 12"

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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