

DEVELOPMENT SERVICES

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

Date: Friday, July 30, 2021

To:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021272

Application Type: Commercial Final Development Plan

Application Name: LOT 7B STREETS OF WEST PRYOR

Location: 903 NW BLACK TWIG LN, 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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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. 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- The west side of the street shall be posted "NO PARKING".

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. 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 geochemical engineer.
2. Provide a more clear phasing plan. Phase 1 is labeled as Phase 3. Make the future phases even lighter than what is shown. Separate final development plans will be needed for the future phases.
3. Provide the townhome perspective sheet that was submitted with the preliminary development plan. Provide the floor plan for the townhome units.
4. Provide a site data table to include unit type, unit #'s, square footages, parking requirements, site square footages, etc.
5. In general the plan sheets have too many labels and they are difficult to read.
6. Provide a dimension sheet indicating general dimension of street widths, setbacks, parking spaces, etc.
7. Provide a trash enclosure detail and clearly label the location of the enclosures.

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. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

8. Provide pavement details.

9. Evergreen trees are required to be 8' in height. Please revise the landscape table.

Extend the landscaping buffer along Lowenstein to the limits of the first phase.

10. As part of the application the notarized property owner signature/affidavit was missing.

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.
2. Include erosion and sediment control plans on their own sheet(s), with phasing, and add the required standard details.
3. Please scale back work not associated with this project throughout the plan set. Review line weights and labeling and revise as needed to provide clarity. The plan sheets are very difficult to read.
4. Include construction of Sanitary Sewer Line C in this set of plans as it is the private line.
5. Sheet C3.0: Label sanitary Line C as private not public and correct the line designation on this sheet and throughout the plan set.
6. Sheet C4.0:
 - The plans appear to show the driveways requiring removal of curb along Black Twig Circle. Please clearly label.
 - Include the storm structures. The layer is turned off.
 - Include concrete material requirement.
 - Label sidewalks and provide a construction detail.
7. Sheet C5.0:
 - Please review the sanitary sewer labeling and revise as needed.
 - Sanitary sewer service line connections to sanitary mains are with a wye connection. Please revise the table as needed.
 - Please review the Table of Service Locations and revise as needed. It doesn't seem to match the layout shown.
 - Please label the water connection point for Unit 1.
8. Sheet C6.0: Please revise to only include grading being completed with this project.
9. Sheet C7.0: Only ornamental trees are allowed within public easements. Please review plan and revise as needed.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sheet C7.0 - Show sight triangles on the plan. While private, some of the parking areas appear to be problematic for sight distances.

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Water piping from mains to meters and from meter to 10' into lot must be copper. Modify Utility Note #9 to comply.
2. Specify size of all sanitary piping. Utility plan references "sanitary plans" not found in this submittal.