

**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

**Responses are below in red.**

**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

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**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 multi-page 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.

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**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:**

<b>Fire Review</b>	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". **"No Parking " signs have been added.**

<b>Planning Review</b>	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. **Noted**
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. **Phasing has been revised.**
3. Provide the townhome perspective sheet that was submitted with the preliminary development plan. Provide the floor plan for the townhome units. **Floor plans have been attached**
4. Provide a site data table to include unit type, unit #'s, square footages, parking requirements, site square footages, etc. **Site data table has been added to sheet C4.0.**
5. In general the plan sheets have too many labels and they are difficult to read. **Plans have been cleaned up**
6. Provide a dimension sheet indicating general dimension of street widths, setbacks, parking spaces, etc. **Dimensions added to site plan.**
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. **Trash enclosures will not be needed. Each unit will have there own individual receptacle**

8. Provide pavement details. **Paving details added to sheet C11.0**

9. Evergreen trees are required to be 8' in height. Please revise the landscape table. **Size has been revised**

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

10. As part of the application the notarized property owner signature/affidavit was missing. **Application with affidavit attached**

<b>Engineering Review</b>	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. **Attached**

2. Include erosion and sediment control plans on their own sheet(s), with phasing, and add the required standard details. **Erosion control plan and details provided**

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. **Line weights have been adjusted**

4. Include construction of Sanitary Sewer Line C in this set of plans as it is the private line. **Included**

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. **Done**

6. Sheet C4.0:

- The plans appear to show the driveways requiring removal of curb along Black Twig Circle. Please clearly label. **See below**
- Include the storm structures. The layer is turned off. **Done**
- Include concrete material requirement. **Details reference concrete type**
- Label sidewalks and provide a construction detail. **Sidewalks labeled with detail included**  
**Lot 7A plans were intended to show curb in front of town homes to be Type Cg-2 curb and gutter. Lot 7A plans will be revised.**

7. Sheet C5.0:

- Please review the sanitary sewer labeling and revise as needed. **Labeling has been revised.**
- Sanitary sewer service line connections to sanitary mains are with a wye connection. Please revise the table as needed. **All connections have been revised to a wye connection**
- Please review the Table of Service Locations and revise as needed. It doesn't seem to match the layout shown. **Corrected**
- Please label the water connection point for Unit 1. **Meter location has been identified**

8. Sheet C6.0: Please revise to only include grading being completed with this project. **Done**

9. Sheet C7.0: Only ornamental trees are allowed within public easements. Please review plan and revise as needed. **Trees have been adjusted**

<b>Traffic Review</b>	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. **Site triangle at Lowenstein and Black Twig has been shown.**

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