

**DEVELOPMENT SERVICES**

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

**Date:** Friday, September 03, 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 - TOWNHOMES PHASE I

**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>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Please revise "Lot 7B" to "Lot 7B Townhomes Phase 1" in the project title on the cover sheet and in the title block throughout the plan set. **Title blocks revised**
2. Please scale back work that is not a part of this project. For instance, the water service lines, storm sewer, street, and parking spaces shown west of the phase line on Sheet C5.0. **Done**
3. Sheet C5.0: Please include both "20A" and "20B" callouts for the irrigation line. **Callouts added**
4. Sheet C6.0: Please revise the silt fence location to match the ESC plan. **Silt fence has been removed from this sheet**
5. Sheet C7.0:
  - Please revise Erosion Control Note 1 to reference the correct City. **Corrected**
  - Erosion Control Notes 2 & 3 reference wattles, which are not included in the ESC plan for this project. Please coordinate the notes with the plan. **Reference changed to silt socks and appropriate details added**
6. Sheet C8.0: The City requires sanitary service line connection to be by wye, not tee. Please revise the connection type shown in the Table of Service Locations accordingly. **Connections have been revised**
7. Standard Details:
  - Please include APWA Erosion and Sediment Control standard details. **Details added**
  - PV2 is not shown on this project. Please remove the typical pavement section. If it is intended to be used on this project, please label the location in Plan view elsewhere in the plan set and add geogrid to the typical section. **Detail removed**
  - Include the City's required sanitary sewer standard details. **Details added**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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". 3 "No Parking" signs are shown on the west side of the street

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