

DEVELOPMENT SERVICES

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

Date: Monday, November 22, 2021

To:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

Applicant: STREETS OF WEST PRYOR LLC

Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021427

Application Type: Commercial Final Development Plan

Application Name: LOT 7B STREETS OF WEST PRYOR - TOWNHOMES PHASE II - VANGUARD VILLAS

Location: 900 NW BLACK TWIG CIR, 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	Approved with Conditions
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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- One side of the road shall be posted No Parking.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The parking counts should be based off 2 spaces per unit since they are single-family dwellings. Revise the Parking required #.

2. Label the NW orientation for NW Black Twig Circle.

3. On sheet C8.0 the total landscape area required for the 5% of the interior parking surface should be 189 sq. ft. rather than 158 sq. ft.

4. The required number of street shrubs has not been provided, please revise.

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. Show location of all oil/gas wells, or indicate none are present, and cite the source.

3. Sheet C4.0:

- Add a legend showing line types and hatchings used in the Plan view.
- Please clarify what is included in THIS project.

4. Sheet C5.0:

- Note 20D is included in the list, but there doesn't appear to be an irrigation meter shown. Please reconcile.
- There are many leaders for Note 20C that don't point to anything. Please remove all unused leaders for clarity.

5. Sheet C6.0: Please show the grading limits for THIS project.

6. Sheet C10.0: Please revise the Trench/Backfill detail to show 6" bedding under the pipe.

7. Sheet C11.0:

- Please remove the sanitary MH detail as it isn't used.
- Please include the Service Connection with Meter Well standard detail, WAT-11.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. This review is for FDP only. Floor plans and elevations are not part of this review.