

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, March 31, 2022

**To:**

**Property Owner:** ROBINSON E L JR & LETHA M - Email:  
TRUSTEES

**Applicant:** Dan Finn Email: dfinn@phelpsengineering.com

**City Staff:** Scott Ready Email: Scott.Ready@cityofls.net

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2022038

**Application Type:** Commercial Final Development Plan

**Application Name:** Market Street Center, Lot 1 - Final Development Plan

**Location:** 3501 SW MARKET ST, LEES SUMMIT, MO 64082

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**Electronic Plans for Resubmittal**

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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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. A drainage easement exists on the off-site property to the west of the detention basin inflow pipe (i.e., the 36 inch pipe). No waiver shall be required for the 20 foot setback since this drainage easement exists. Please revise the report which discusses this issue, and remove the waiver requirement.

**Response: Acknowledged. The updated report has removed the waiver requirements for the reduced setback at eth SW corner for the existing 36" pipe. The waiver discussion for the "free release" area around the peripheral of the site is still included.**

2. The incoming stormwater from the Firestone detention basin is shown in a gentle swale, but then abruptly enters the basin at a 3:1 slope. Without adequate measures such as the installation of an underground system to collect and convey this stormwater to the proposed southern detention basin, the sides of the detention basin shall back-cut over time and create severe erosion issues. Recommend an underground system to collect the stormwater from the gentle swale, and drop to a subcritical condition within an underground system. Please review and revise as appropriate.

**Response: See revied Sheet C6. The length of the ditch was extended and the slope normalized from the discharge point to the bottom of the detention basin to remove the 3:1 slope. The result is a 4' wide flat bottom swale at 10% slope. Based on the 100-year release rate of the firestone detention basin being 10.81 cfs, the swale will result in a 100-year velocity of 6 ft/s. See the included riprap design sizing calculation for the swale. A minimum of 6" riprap shall be installed along the swale for erosion control protection. The riprap sizing has been called out on Sheet C6 and references the riprap installation detail.**

3. An itemized and signed and sealed Engineer's Estimate of Probable Construction Costs is required prior to formal of approval of the plans. This estimate is needed to calculate the Engineering Plan Review and Inspection Fee. Please include all sitework necessary to construct the project, less the building, lighting poles, striping, and other items not reviewed or inspected by the Development Services inspections or engineering.

**Response: Acknowledged. See included itemized OPC.**

4. Please be aware MoDOT permit is required for all work within MoDOT right of way.

**Response: Acknowledged.**

5. A SWPPP is required for this project since the sitework exceeds one (1) acre. An MDNR land disturbance permit is also required.

**Response: Acknowledged. Copies of the SWPP and MODNR NOI to be provided once available. These documents will be provided once plans are approvable.**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Bring a hydrant to the parking lot where it is accessible and not blocked by the building or landscaping.

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Response: See revised Sheet C3.1. The fire line has been revised to private. The private fire line will enter the building, be routed through a backflow prevention device, and then exit the building and run to a new private fire hydrant at the SW corner of the parking lot to ensure access from an accessible road. Landscaping has been updated accordingly to ensure it does not block access to the fire hydrant. A private fire hydrant detail has been included on Sheet C8.2. The backflow prevention device specification and details will be included with the building permit plans as part of the MEP drawings.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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