

**DEVELOPMENT SERVICES**

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

**Date:** Friday, April 15, 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:** Scott Ready, Project Manager

**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**

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:****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. Sheet C3.1: Fire line connection is missing a gate valve near the public main. It shall be located as close as possible to the public main, and denotes the end of public service, and the beginning of private service. Please add a gate valve to the fire line.

**Response:** Added the gate valve to the fire line connection per Keynote W12.

2. Sheet C3.1: The 6 inch fire line shall not be "tapped", but rather, a cut-in tee installed by the contractor rather than the City. The City only installs the corporation tap on domestic water services 2 inches and less. Please revise the notes, and callouts on this sheet.

**Response:** Revised Keynote W8 to call out the cut-in tee and specify to be installed by contractor.

3. Sheet C6: The 100 year water surface elevation is now crossing the property line with the construction of the gentle 10% swale on the northwest portion of the basin. Tract B shall be modified so the 100 year water surface elevation has the minimum 20 feet setback from the property line.

**Response:** A 10 ft permanent drainage easement will be dedicated by plat along the southern lot line of Lot 2. The drainage easement will ensure a minimum 20 ft setback from the clogged 100-year WSEL. At the time of future development upon Lot 2, the swale is anticipated be removed and a piped system anticipated to be installed generally as contemplated by the approved Preliminary Development Plan of Market Street Center. Until such time, the 100-year clogged WSEL will be maintained within the 10' permanent drainage easement along the south lot line of Lot 2.

**A temporary drainage easement to cover the backwater in the swale north of the 10 ft permanent drainage easement is not necessary as the owner of Lot 2 will also the maintaining owner of Tract A, as set forth in "Declaration of Covenants, Conditions, and Restrictions and Easements of Market Street Center".**

4. Sheet C6: The 20 foot setback from the 100 year water surface elevation has not been achieved along the northern line of Tract B. Tract B shall be modified in size, and the plat shall also be modified to show this modification. Please revise on the plans, and revise on the plat to include a minimum 20 foot setback from the 100 year clogged water surface elevation, and the property line.

**Response:** A 10 ft permanent drainage easement will be dedicated by plat along the southern lot line of Lot 2. The drainage easement will ensure a minimum 20 ft setback from the clogged 100-year WSEL.

5. A SWPPP is required prior to formal approval.

**Response:** See attached SWPPP.

6. A MoDOT permit is required for work within MoDOT right of way prior to approval.

**Response:** It is understood that a MODOT right of way permit must be obtained prior to any work within the MODOT right of way, in addition to City permits. Applicant does not feel that this should be required prior to FDP approval, but accepts this as a condition of approval.

7. Engineer's Estimate of Probable Construction Costs was missing the following items: 1) final restoration, including sodding, seeding, topsoil, fertilizer, mulch, 2) sediment trap construction, 3) gate valves for water line, 4) subgrade installation for pavement, including the area one (1) foot beyond the back of curb (this shall include aggregate and chemically-stabilized subgrade/geogrid as appropriate), 5) cut-in tee at 12 inch water main, 6) perforated riser did not include the other associated construction materials and labor to install the riser in accordance with the plans.

**Response:** See updated engineers estimate of probably construction cost.

- 1) Final restoration added to earthwork estimate.
- 2) Sediment trap construction added to erosion and sediment control estimate.
- 3) New 6" gate valve for fire line added to water distribution estimate.
- 4) Added the crushed stone and chemically stabilized subgrade to paving estimate (included to 1 ft behind back of curb).
- 5) Added 12"x12"x6' cut-in tee to the water distribution estimate.
- 6) Added the additional construction materials for the riser (#57 clean stone and crushed stone) to the storm sewer estimate.

8. Engineer's Estimate of Probable Construction Costs was shown with a lump sum for all earthwork, including the building pad. This should have been subtracted from the total. However, there are other issues with this estimate in that each of the items described in the description of earthwork should have been shown with their own respective estimated cost. It should also be noted the City does not require an estimate be provided for the grinder pump, as this is part of the building permit cost. Please review and revise as appropriate.

**Response:** See updated engineers estimate of probably construction cost.

- 1) Removed the building LVC.
- 2) Broke out the earthwork costs.
- 3) Removed the grinder pump.

<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.

Additional fire protection requirements may apply depending on use and design of the spaces. Verified at building permit plan review.

**Response:** Acknowledged.

<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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