



# LEE'S SUMMIT MISSOURI

## Pre-Application Meeting Summary (Submit with your application)

Meeting Info-PM			
Date	April 4, 2023		
Address/Location	130 NW Murray Rd		
Project Title	Parking Lot Expansion		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Ryan Barkley	Applicant	ryan@barkleyasphaltkc.com	
City Staff Present			
Name	Role	Email	Phone
Scott Ready	Project Manager (main point of contact)	<a href="mailto:Scott.Ready@cityofls.net">Scott.Ready@cityofls.net</a>	
Shannon McGuire	Planning	Shannon.McGuire@cityofls.net	
Dave Lohe	Public Works	Dave.Lohe@cityofls.net	
Gene Williams	Engineering	Gene.Williams@cityofls.net	
Jim Eden	Fire Department	Jim.Eden@cityofls.net	
Joe Frogge	Plans Examiner/Building Codes	Joe.Frogge@cityofls.net	
Susan Barry	Public Works/Traffic	Susan.Barry@cityofls.net	
Applications Required			
Final Development Plan (FDP) - <i>Administrative process usually takes 6 weeks or so to complete. Building Permit submittal process will not be required; electrical portion of the work can be addressed within the FDP.</i>			
Studies Required			
Storm Water Study.			

### Meeting Summary

**Project Description** – Proposed parking lot expansion. Client rep has reached out to Ryan for direction and process requirements. Everything proposed will sheet drain to box culvert; several existing roof drains will go away, and that water will also sheet drain to box culvert. Design Professional will need to be engaged.

### Planning

- FDP – admin review. 10 business days for initial review, 5 business days for any resubmittals.



# LEE'S SUMMIT MISSOURI

---

- New parking lot will need to meet all UDO standards.
- 9x19 stalls, west stalls can be 17' at the overhang where grass is.
- Curbing is required all around.
- Any parking lot over 11 stalls required parking lot lighting. Plans/photo metric docs will be required.
- Need to see a count on the existing ADA stalls and standard stalls. If new ADA stalls are needed, all codes must be met.

## **Development Engineering**

- Parking lot has to meet UDO standards.
- Chemically-stabilized subgrade or Geo-grid with certain thickness of asphalt and aggregate base.
- Storm water detention. Proposed lot size is over the half-acre limit, so there will be an increase in impervious area. Opportunity for detention upstream (earth and detention basin) – Storm Water Report will be needed (allowable release rates, etc.), basically metering the flow down to an allowable level. Comprehensive control and 40-hr extended detention, or best-management practices, within the new improvement. This does not apply to anything existing. It will be more difficult to look at downstream detention possibility vs. upstream, due to existing parking lot.
- Engineering Plan fee – 3% of the estimated cost of the parking lot, detention, erosion and sediment control, etc. Also factor in the cost for a Storm Water Study which will be required,

## **Public Works**

- Biggest cost will be the Design Professional involvement.

## **Traffic**

- No comments.

## **Fire**

- No comments.

## **Codes**

- Electrical design required for the site lighting, trenching, where you're connecting, light pole base detail design (Engineered-design required).

## **Staff Follow-Up Items**

- Pre-App notes will be provided by end of week.
- FDP application link will also be provided.
- FDP portal and application will be provided when applicant/engineer are ready to make a submittal.