

DEVELOPMENT SERVICES

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

Date: Thursday, December 07, 2023

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: DAVID OLSON

Email: DAVEOLSON@MONARCHPROJECTLLC.COM

Engineer/Surveyor: Sam Malinowsky

Email: smcivilengr@gmail.com

From: Grant White,

Responses are below in red

Re:

Application Number: PL2023290

Application Type: Commercial Final Development Plan

Application Name: 30HOP Streets of West Pryor - Lot 13

Location: 1020 NW PRYOR RD, 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:**Required Corrections:**

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | Approved with Conditions |
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1. EASEMENTS. The proposed location encroaches onto an existing sanitary sewer line (and associated sanitary sewer easement) that will be relocated as part of this project. The sanitary sewer easement that houses the portion of the sewer line that will be relocated shall be vacated prior to the issuance of any building permit.

Sanitary sewer relocation plans have been submitted through this portal

2. SIGNAGE. Shall be reviewed for approval and installation under separate cover via a sign permit application.

Noted

3. PLATTING. The related minor plat reconfiguring Lot 13 into Lot 13A shall be approved and recorded prior to the issuance of any building permit due to the proposed building conflicting with the existing Lot 13 lots lines.

Minor plat is underway

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| Engineering Review | Susan Nelson, P.E. (816) 969-1229 | Senior Staff Engineer Susan.Nelson@cityofls.net | Corrections |
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1. Please explain the use of water meters. Plans show multiple irrigation taps and it is not clear which taps are for domestic service for each tenant.

Plans have been revised to show 20F as an irrigation meter. The north unit has a 2" meter with the other 3 having 1" meters. Meters are shown behind each unit.

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| Fire Review | 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 - 503.3 Marking. 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. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action required- Both sides of the access north of the building shall be posted.

On Sheet C3.0 fire lane markings are shown.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC within 100 feet of a hydrant.

On Sheet C4.0 the FDC is shown on the back of the building toward the middle of the building. A proposed FH is in the landscape island west of the building 62' from the FDC.

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| Traffic Review | Erin Ralovo | Erin.Ravolo@cityofls.net | Not Required |
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Corrections |

1. Provide calcs to justify 2" water meters. Seems excessive.

12/5/23 - Calcs not found in submittal. Also, provide clarification. Why would there be 3 irrigation meters?

The historical demand at other locations for this user is 120 gpm thus the need for a 2" meter. We have added a note 20F for the irrigation meter to resolve the confusion on the meters.