

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, June 13, 2019

**To:**

**Applicant:** DRAKE DEVELOPMENT, LLC

Email: [Ian@DrakeKC.com](mailto:Ian@DrakeKC.com)

Fax #: <NO FAX NUMBER>

**Engineer:** KAW VALLEY COMPANIES INC

Email: [TOML@KVCO.NET](mailto:TOML@KVCO.NET)

Fax #: (913) 281-9955

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019183

**Application Type:** Commercial Final Development Plan

**Application Name:** STREETS OF WEST PRYOR- PRIVATE ROAD PLANS

**Location:** 2100 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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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:**

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)

Approved with Conditions

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. Additional hydrants and access may be required as the Final Developement Plan (FDP) is completed for each lot.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. It had been mentioned this final development plan was to include the overall lighting proposal for the development. Lighting Specifications were not part of this submittal, please clarify.

2. Please see Engineer's comment regarding sidewalks.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please label sidewalk widths and clearly indicate what sidewalks are being constructed with this project and what ones are being constructed with other projects.

2. Prior to approval of this plan set, submit an Engineer's Estimate of Probable Construction Costs or the contract amount from the project contract documents. This must be an itemized list of unit prices and quantities, with quantities matching the approved plan set.

3. Sheet C-1:

- Update the month in the project title.
- Include a Summary of Quantities table on this sheet or elsewhere within the plan set.

4. Sheet C-2: Revise Construction Note 20 to only refer to Lee's Summit specifications. Any applicable APWA specifications are incorporated by reference in the Lee's Summit specifications.

5. Sheet C-4: The bottom left and right Typical Sections include asphalt surface and base information that differs from the rest of the sections. Is this intentional? If not, please revise accordingly.

6. Sheets C-6 – C-14:

- Label the private streets in a consistent manner throughout the plan set.
- Verify that private and public roads are labeled on each sheet.
- The plans call for a number of structures to have rims adjusted to match grade. As all of these projects are a part of the same development, please coordinate to ensure rims don't need adjustment. Revise plans accordingly if needed.

7. Sheet C-17: Revise notes to remove KDHE reference.

<b>Traffic Review</b>	Michael Park	City Traffic Engineer	Corrections
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1. The lane configuration for West Private Road (aligns with Summit Woods Xing at Pryor Road) should be two left-turn lanes and a shared through/right lane approaching Pryor Road as stipulated in the conditions of approval. This will also align lanes appropriately with the westbound approach to the intersection. Update associated marking plan sheets accordingly for review.

2. Add a sidewalk on Private Road B along the west side from NW Lowenstein Dr to Sta. 43+17.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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