

DEVELOPMENT SERVICES

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

Date: Thursday, July 25, 2019

To:

Applicant: DRAKE DEVELOPMENT, LLC

Email: Ian@DrakeKC.com

Fax #: <NO FAX NUMBER>

Engineer: KAW VALLEY COMPANIES INC

Email: 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

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.

Review Status:

Required Corrections:

Planning Review

Jennifer Thompson
(816) 969-1239

Planner

Jennifer.Thompson@cityofls.net

Approved with Conditions

1. The proposed north and south wall signs will require separate review and approvals through a sign permit application. A building permit would also be required if the sign wall is over 6-foot in height.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Label sanitary sewer service line connections as "Cut-In Wye".
2. 90 degree bends are not allowed. Please revise the water line to replace the 90 degree bend with two 45 degree bends, or similar.
3. The City prefers that no casing pipe be used for water line street bores. Please revise the plans to delete the casing pipe.
4. Engineer's Estimate of Probable Construction Costs:

Internal Roads and Water:

- Items 1-4: Are these items included in the scope of this set of plans? If so, the item should be on this estimate. If not, please remove from the estimate.
- Item 5: It was my understanding that the storm sewer adjustments were no longer included. If so, please delete this item.

Water Main:

- Item 12: Delete this item.
- Item 17: Delete this item. Revise other quantities as needed based on deletion of 90 degree bend.

Sanitary Sewer:

Please add a line item for Wyes.

Gas, Telephone & Electric:

Delete this section, they are not included in the Engineering Plan Review and Inspection Fee calculation.

Street Lights:

Delete this section, there are no street lights included on this project.

Added Item:

Please add a line item for the Stop Signs included on this project.

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

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The three (3) right turn arrows shown on Private Road A approaching Pryor Road (across from Summit Woods Xing) should be deleted from the plans. The lane is not a right-turn only, but rather a shared through-right lane.

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