

DEVELOPMENT SERVICES

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

Date: Tuesday, October 29, 2019

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Applicant: STREETS OF WEST PRYOR LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019288

Application Type: Commercial Final Development Plan

Application Name: LOT 10 STREETS OF WEST PRYOR

Location: 920 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
<p>1. Sheet C3.0: Delete Utility Note 3. Water line testing is included in the permit fee.</p> <p>2. Sheet C4.0: Inlet B-6 is labeled as Proposed - By Others in plan view, please revise the Profile view label to match. Please also revise the structure type to 4'x4' Double Drate Inlet to match the plans constructing the inlet.</p> <p>3. Sheet C4.1:</p> <ul style="list-style-type: none">• Label all with and length dimensions, not just the 3 ramps 6' in length.• Several locations on ADA Ramps 1 & 2 do not meet maximum design slope requirements of Design and Construction Manual Section 5305 Table LS-5. Lease revise. <p>4. This project is proposing to direct water overland to the south, which does not match the overall drainage plan for the development, and crosses another lot. Please provide written approval from the developer, via email is fine, agreeing to this plan.</p>			
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments