

DEVELOPMENT SERVICES

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

Date: Wednesday, April 08, 2020

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020078

Application Type: Commercial Final Development Plan

Application Name: LOT 3, STREETS OF WEST PRYOR

Location: 2050 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 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

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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 fire department connection (FDC).

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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13. As staff becomes more familiar with electronic review, additional comments could be forth coming.

12. Just a reminder the proposed square footage is a 200 square feet increase from the approved preliminary development plan. Parking calculations have been noted accordingly for over all site development and build out.

11. Sheet 1 references KCPL rather than Evergy.

10. The trash enclosure pad requires to be 30' in length.

9. Show the stacking/cueing of the cars for the function of the drive-thru. This is needed from the speaker box and pick-up window.

8. All signs require a separate sign permit review and submittal prior to installation.

7. Include within the landscape calculations the required parking lot screening requirements. Reference Article 8 of the UDO for specific requirements.

6. Any trees located within easements shall be an ornamental variety.

5. Please confirm the total height of the light pole base. What is the total height of the light poles, including the base at grade.

4. The trash enclosure detail sheet that was submitted was unable to be opened. Can you resend?

3. The east, south, west and south elevations need additional architectural offsets and vertical articulation. They are seemingly flat elevations and needs additional detail, pop outs, variation in heights between the multiple tenants.

Additional comments may follow, once the resubmittal is received.

2. Please provide color elevations.

1. It doesn't appear the ownership affidavit portion of the application was properly notarized. Revise and resubmit.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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6. Sheet C10.0: Only trees of an ornamental variety are allowed within public easements. Provide confirmation that this requirement is being met or revise accordingly.

5. Sheet C4.1: There is sidewalk proposed between ADA Ramp 4 and the existing sidewalk along Lowenstein Drive. At the point where that connection is made, there will be a turning space required. Please provide a detail that either shows the turning space slope requirements are being met, or details a proposed design to meet those requirements.

4. Sheet C3.0: Note 60 indicates the sanitary sewer service connection, but no specifics. Is the connection to a sanitary line or extension of a service line already in place? Grease interceptors are shown but no mention of them is made. Please expand sanitary information.

3. Sheet C2.0:

- The City does not have a Type B Curb & Gutter. Please revise the detail callout accordingly.
- I was unable to locate Note 510. Please clarify.
- The trash enclosure requires a 30' concrete pavement section. Please revise.

2. Sheet C1.0:

- Revise KCPL to Every on this sheet and throughout the plan set.
- Revise the project location hatching on the Location Map to more correctly show the location much closer to Chipman Road.

1. Please submit the following:

- Engineer's Estimate of Probable Construction Costs.
- Stormwater report or memo stating this project aligns with a previously submitted overall report.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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