

DEVELOPMENT SERVICES

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

Date: Friday, May 01, 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

Responses are in red below

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. It doesn't appear the ownership affidavit portion of the application was properly notarized. Revise and resubmit.
New application is attached
 2. Include within the landscape calculations the required parking lot screening requirements. Reference Article 8 of the UDO for specific requirements. **Screening requirements are listed under site data for Lowenstein and Pryor. Shrubs at a rate of 12/40' of frontage**
- I didn't see this revision.
3. 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. **Additional stacking is shown in front of the speaker box on Sheet C2.0 under the site details blowup.**
- Four spaces are required at speaker box and pick-up window. Please revise.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C3.0:
 - Please revise Note 60 to show the connection to the sanitary main as a cut-in wye. **Done**
 - Please label the hose bib water line size. **Line size labeled as 3/4"**
 - There is an unlabeled line that appears to be a sanitary sewer service line. Please label. The reference line connects just to the left of the Note 60 symbol, heads north then turns east and extends to the building.
This is a 6" sanitary sewer line and is labeled as such.
2. Sheet C4.0: Please include notes to show the connections to the existing storm sewer are to be core drilled.
Note has been added to Note DS and as Note 14.
3. Sheet C4.1: At the point where the sidewalk extending from Lot 3 connects to the public sidewalk along Lowenstein Drive, a turning space within the public sidewalk is required. A turning space requires 1.5% slope maximum in any direction. If the public sidewalk at that location does not meet this requirement, it will need to be removed and replaced to bring it into conformance. Please indicate on the plans either (1) the existing sidewalk meets this requirement or (2) show the public sidewalk being removed and replaced. In either option, label the slope and dimension of all sides of the turning space. **Existing sidewalk will be removed and replaced in order to provide required landing area.**
4. Estimate:
 - There is an item for 1.5" Water Service Line. Where is this line in the plan set? **This is from the main to the meter for 20D**
 - Include items for connection to the sanitary sewer and storm sewer. **Done**
 - Please ensure that the quantity and unit cost extend to equal the total cost for each item. **Done**
 - The estimate must be signed/sealed. **Done**

Revised estimate is included

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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3. If the building is not going to be provided with an automatic sprinkler system, the square footage, use and occupant loads of the building will require the building to be divided into fire areas in accordance with the 2018 International Building Code. Verified at building permit review. **Noted**

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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