



Via: Email
November 16, 2020

Dawn Bell
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor
Lots 1 and 2
Lee's Summit, MO

Dear Dawn:

The following is provided as a summary of our plan revisions in response to the Applicant's Letter dated November 6, 2020. The plan revisions are summarized as follows:

Electronic Plans for Resubmittal:

One set of the plans in pdf format have been uploaded to the portal. The resubmittal includes the following:

Excise Tax:

Understood, please provide calculated Excise Tax amount.

Notice Requirements:

Surrounding Property Owners: Please forward the list of required property owners within the 300 feet radius as required for the notices.

Notice Signs: Please advise when the signs are available and we will post and complete the affidavit.

Neighborhood Meetings: We understand that the requirement for neighborhood meetings has been suspended but we have been and will continue to meet with local neighborhood groups including Bent Tree and Summer Field.

Planning Review:

1. The lot street tree requirement has been revised to meet the requirements

The lot 2 street shrub requirement has been revised to meet the requirements.

2. Additional articulation has been provided for the lot 2 building. Revised elevations are provided. We have organized the 2 dimensional elevations with the perspective views to further highlight the articulation. Please note the following specifics:
 - a. The front elevation in 2 dimensions shows the background parapet and suggests that the top of parapet is flat. However, the perspective view shows how the face of the walls are articulated. Some of the parapet wall is in the background and



results in a flat top of wall in 2 dimensions. Thin brick "chalk dust" and black cement tile has been added to reduce the amount of metal panel.

- b. The drive thru side elevation top of wall has been adjusted to provide differing top of wall elevations. Thin brick "chalk dust" and black cement tile has been added to reduce the amount of metal panel.
- c. The west elevation top of wall has been adjusted to provide differing top of wall elevations. Thin brick "velour black" and black cement tile has been added to reduce the amount of metal panel.
- d. The patio elevation is provided with significant wall articulation as shown in the perspective view. Thin brick "velour black" and black cement tile has been added to reduce the amount of metal panel.

Copies of the material cut sheets are included. Physical samples will be delivered to your office.

Engineering Review:

- 1. Understood regarding engineered plans and studies required for FDP.
- 2. Understood regarding payment of excise tax fees.
- 3. Understood regarding specification requires of the Design and Construction Manual.

Fire Review:

- 1. Understood with respect to 2018 International Fire Code.
- 2. The lot 2 fire department connection location has been moved to the northwest corner of the building on sheet C4.0. Dimensions from fire hydrant to FDC have also been added to show less than 100 feet of separation to a fire hydrant. The lot 2 fire hydrant has been moved to the end of the drive thru and will be facing north.
- 3. There no shrubs around the fire hydrants.

Traffic Review:

- 1. We believe that the requirement for improvement of Lowenstein from Black Twig to western boundary of project is in reference to the Lot 7 PDP. Please remove this requirement from the lot 1 and 2 PDP.

List of Submitted Materials:

- 1. Civil Sheets C-1 thru C-8.
- 2. Shake Shack colored elevation sheets, building perspectives and material specifications pages 1 thru 10.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC



cc: Drake Project File w/ 1 set enclosures