

DEVELOPMENT SERVICES

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

Date: Wednesday, February 17, 2021

To:

Property Owner: CITY OF LEES SUMMIT Email:

Applicant: STREETS OF WEST PRYOR LLC Email:

Engineer: Sam Malinowsky Email: smcivilengr@gmail.com

From: Jennifer Thompson, Planner

Responses are below in Red

Re:

Application Number: PL2021022

Application Type: Commercial Final Development Plan

Application Name: Lot 2 Streets of West Pryor

Location: 2061 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	Approved with Conditions
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections

1. Provide color elevation renderings similar to what was submitted with the preliminary development plan. They also provided a multidimensional view.

Label the exterior building materials. **Elevations have been provided with materials labeled**

Label the orientation for each elevation. **Done**

Dash in the roof-mounted units and illustrate how they will be screened from view (for each elevation).

A colored perspective view of each side has been provided to demonstrate roof-top unit screening

2. On Sheet C1.0 the legal description reflects both lots, revise to reference Lot 2 only.

Legal has been revised

3. Show the proposed stacking of the vehicles within the drive-thru.

Stacking is shown

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs. **Estimate has been provided**

2. Sheet C1.0: Show location of all oil/gas wells, or indicate none are present, and cite the source. **Note added**

3. Sheet C3.0:

- Please remove the "PV1" label. It isn't necessary on this sheet. **Done**
- As this sheet is intended to show the overall layout for the proposed project, it should reflect just that. Please clearly show the new portion of retaining wall and delete the existing retaining wall that is being removed.

Retaining wall construction has been clarified

4. Sheet C4.0:

- The Detail List shows "CW1" for the curb walk at building, but it is labeled as "CW2" in the Plan view. Please revise. If "CW1" is not used, please delete from the list. **Curb type has been clarified.**
- "TP" is shown in Plan view but is not included in the Detail List. Please add. **Trail Paving has been added**
- The Detail List shows "PK-2" for the accessible sign, but they are labeled as "PK1" in the Plan view. Please revise. **Labels have been corrected**

5. Sheet C5.0:

- Please locate the domestic water line connection, water meter, and Backflow Prevention Device per Section 6900 **Water meter locations have been revised. An easement will be provided**

of the Design and Construction Manual.

- Please revise the detail referenced in Note 20E, it is incorrect. **Done**
- Why is the sanitary sewer service line 6"? That seems excessive. **All the sewer is 4". Note has been corrected**
- Note 61 seems to be pointing to the wrong location. **Corrected**
- Please include flowlines at the sanitary cleanouts and connection to the public main. **Flowlines are shown**
- Utility Note 10 references KCP&L, now Evergy. **Company has been corrected**

6. Sheet C6.0: Please clearly delineate the existing TW and BW where the new wall will connect. **Done**

7. Sheet C7.0: The ADA-accessible ramps to the north of the proposed building do not have complete design information. Please revise similar to the other ramps on site. **Additional information is shown**

8. Sheet C9.0: The existing inlets are grate inlets. Please include the appropriate standard detail. **Detail revised**

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	Corrections

1. Provide complete design for grease interceptor or request deferral to building permit.
Additional design information has been shown.