

DEVELOPMENT SERVICES

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

Date: Friday, February 26, 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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Please show and label all current easements throughout the plan set. Please note that some of the easements shown on the Final Plat included in the plans have been vacated. **All existing easements have been shown**
2. Please show the existing water line crossing NW Lowenstein Drive throughout the plan set, not just on Sheet C5.0. **Waterline is shown.**
3. Sheet C5.0:
 - Please locate the water meters in the utility easement within 1' of the easement line, as required by Design and Construction Manual Section 6901.L.1. **A utility easement will be provided adjacent to the right of way. The 30' easement adjacent to Lowenstein is a platted 30' S.W.E.**
 - Please locate the backflow prevention vault within 5' of the utility easement line, on the private side, as required **The BfV is shown within 5' of the proposed utility easement that will be provided.**by Design and Construction Manual Section 6901.L.3.
 - Revise Utility Note 9 to specify Type "K" Copper material at least 10 feet beyond the water meter. **Done**
4. Sheet C10.0: The geogrid specified in the asphalt pavement details isn't on the current Public Works Approved Products List. Please revise. **Done**
5. Sheet C14.0: Please relocate the irrigation water source label leader, it appears to be pointing to the wrong location. **Leader has been revised**
6. Estimate:
 - Include erosion and sediment control items. **Done**
 - Please verify the water service line quantity. **Done**

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

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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