

DEVELOPMENT SERVICES

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

Date: Friday, April 02, 2021

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

Applicant: URBAN PRAIRIE ARCHITECTURAL
COLLABORATIVE - PALU MINTO

Email: PMINTO@URBANPRAIRIEKC.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021092

Application Type: Commercial Final Development Plan

Application Name: LOT 1 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
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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.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide a site data table for the Lot. Similar to what was provided on the PDP. **Site data table has been added to C4.0**
2. The landscaping data table is incomplete. Please incorporate the required and provided numbers, etc.
Landscape table has been revised.
3. Provide color elevations, similar to what was submitted as part of the pdp. **Color elevations have been provided**
4. Provide the manufacturing lighting specifications for all exterior lighting. **Building light specs have been provided. The parking lot light specs were included with the original submittal.**

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 C5.0: Please clarify Notes 60 & 61. Is note 60 referring to the sanitary main? If so, the size is wrong. Is the service line intended to be 4" or 6"? If 6" then revise Note 61. **Notes revised to all show 4" sewer**
3. Sheet C8.0: Add erosion control to protect the detention basin. **Additional silt fence has been shown to protect pond**
4. Sheets C11.0-C13.0: Add backflow vault and trench/backfill details. **Vault detail has been added to sheet C10.0. Bedding detail added to sheet C11.0**

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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