

DEVELOPMENT SERVICES

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

Date: Friday, February 25, 2022

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2022034

Application Type: Commercial Final Development Plan

Application Name: LOT 9 STREETS OF WEST PRYOR

Location: 900 NW PRYOR RD, 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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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 2012 International Fire Code.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. All proposed signs require a sign permit to be submitted and approved prior to installation.
2. The landscaping requirements haven't been met for all three lots.
3. Provide the manufacturer's specifications for all exterior building lighting.
4. Just a reminder the minor plat has not been recorded.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.
 - Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.
 - Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
 - Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
2. Sheet C3.0: The proposed fire hydrant is noted as "by others" but is included in this plan set. Please revise label.
3. Sheet C4.0:
 - The wye connections and stub will be installed with the public sanitary sewer extensions. Please revise this plan set to show connection to the stubs.
 - Waterline Sta. 2+14.90 shows a 45 degree bend, but it would appear to need a 90 degree bend. Please revise Plan and Profile views.
 - The bend shown in the FH label differ between Plan and Profile labels. Please revise.

4. Sheet C8.0:

- Include the following note on this and any other profile sheet applicable: “Compacted Fill shall be placed to a minimum 18” above the top of the pipe prior to installation.” Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Structure B-1 requires a 0.5’ fall across the structure. Please revise.

5. Please add trench and backfill detail.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Utility Note #9 on sheet C4.0 shows option of copper or plastic tubing after water meter. Copper piping is required to be connected to meter and extend at least 10' towards building before transitioning to plastic. This will be verified during inspections.