

DEVELOPMENT SERVICES

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

Date: Monday, October 10, 2022

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022334

Application Type: Commercial Final Development Plan

Application Name: LOT 12 STREETS OF WEST PRYOR

Location: 1010 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. MECHANICAL EQUIPMENT. It appears that the building will have roof-top units. Dash in the RTUs on the elevations to the extent possible. To comply with City ordinance, the RTUs shall be fully screened from view on all sides up the height of the units using parapet walls. Take into account any additional height from any curbs on which the RTUs will be set when determining the final parapet wall height. If ground-mounted units will be used instead, the ground units shall be fully screened from view using evergreen landscaping at least equal to the height of the units being screened. Show the location of the ground units on the site plan and landscaping plan.
2. LIGHTING. Provide a photometric plan in accordance with UDO Section 8.230. All proposed lighting shall comply with the standards under UDO Sections 8.220, 8.250, 8.260 and 8.270.
3. LOT INFORMATION. Label the lot line dimensions and bearings for Lot 12.
4. TRASH ENCLOSURE. Provide a detail for the proposed trash enclosure. The enclosure shall comply with the standards under UDO Section 8.180.G.
5. SITE DATA TABLE. Add a line item in the table listing the minimum number of required parking spaces (98).

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.
2. Sheet C1.0: The floodplain information is incorrect. Please revise.
3. Sheet C4.0:
 - Revise Utility Note 9 to require 10' copper beyond the water meter.
 - The sanitary sewer service lines are mislabeled. Please revise.
 - Please label the grease interceptors and include the detail number.
4. Sheet C5.0: Include the FH in the Profile view label at Sta. 4+51.48.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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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.

1. Water piping is required to be copper from the main to a distance of 10' past meter. Re: Utility Note #9 on sheet C4.0.
2. Sanitary lines are mislabeled. Re: Utility plan on sheet C4.0.
3. Provide complete site lighting design including light pole bases.