

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

Responses are below in red

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
------------------------	-----------------------------------	---	-------------

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.

Revised elevations attached. Also see below narrative regarding RTU's

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. **Photometric plan is attached**

3. LOT INFORMATION. Label the lot line dimensions and bearings for Lot 12. **Lot lines have been dimensioned**

4. TRASH ENCLOSURE. Provide a detail for the proposed trash enclosure. The enclosure shall comply with the standards under UDO Section 8.180.G. **Detail has been added as Sheet C13.0**

5. SITE DATA TABLE. Add a line item in the table listing the minimum number of required parking spaces (98).
Required parking spaces have been added

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. Submit an Engineer's Estimate of Probable Construction Costs. **Included**

2. Sheet C1.0: The floodplain information is incorrect. Please revise. **Information has been revised**

3. Sheet C4.0:

- Revise Utility Note 9 to require 10' copper beyond the water meter. **Done**
- The sanitary sewer service lines are mislabeled. Please revise. **Done**
- Please label the grease interceptors and include the detail number. **Labeled with detail number included**

4. Sheet C5.0: Include the FH in the Profile view label at Sta. 4+51.48. **FH have been shown**

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

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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. **Note has been revised**
2. Sanitary lines are mislabeled. Re: Utility plan on sheet C4.0. **Corrected**
3. Provide complete site lighting design including light pole bases. **Lighting design has been included and pole detail is shown on Sheet C12.0**

Narrative regrading Planning comment 1.

Code Update:

- We have updated our code section to have "2018 International Fire Code" on it.

RTU Screening:

- We have dashed in the RTU's heights on the elevations and did a study on screened distances.
- The RTU's are located a min. of 10'-0" away from adjacent parapet walls which allows the screened distance to increase. Below shows the projected screened distance.
 - North: We are screening a total of 760'-0" when taking account of the grade changes below. This distance will screen across 470.
 - Off Ramp is 29'-6" lower than FF
 - 470 is 52'-6" lower than FF
 - South: We are screening 335'-0", which will screen across the road and sidewalk adjacent to the site.
 - East: We are screening 313'-0" when taking account of the grade change below. This distance will screen across NW Pryor Rd and adjacent sidewalk.
 - NW Pryor Rd is 19'-8" lower than FF
 - West: We are screening 285'-0" when taking account of the grade change below. This distance will screen roughly 30'-0" shy of our property line.
 - West property line is 10'-0" higher than FF