

**DEVELOPMENT SERVICES**

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

**Date:** Monday, October 24, 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 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

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**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.

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**Review Status:****Required Corrections:**

|   |                                   |   |                          |
|---|-----------------------------------|---|--------------------------|
| <b>Planning Review</b>  | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | No Comments              |
| <b>Engineering Review</b>   | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net       | Approved with Conditions |
| <p>1. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector. <b>Acknowledged</b></p> <p>2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), water tap and meter setup fee, and sanitary sewer development fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$61,338.45 <b>Acknowledged</b></p> <p>3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement. <b>Acknowledged</b></p> |                                   |   |                          |
| <b>Fire Review</b>  | Jim Eden<br>(816) 969-1303        | Assistant Chief<br>Jim.Eden@cityofls.net              | Approved with Conditions |
| <b>Traffic Review</b>   | Brad Cooley, P.E., RSPI           | Brad.Cooley@cityofls.net                              | No Comments              |
| <b>Building Codes Review</b>  | Joe Frogge<br>(816) 969-1241      | Plans Examiner<br>Joe.Frogge@cityofls.net             | Corrections              |

3. Provide complete site lighting design including light pole bases.  
10/19/22 - Minimum frost protection depth is 36". Modify detail. (fyi - we enforce this on any/all structures that exceed 6' in height, poles included)  
**The lighting plan with the foundation detail removed is attached. The light pole foundation detail on Sheet C12.0 of the previously submitted FDP drawings is the correct detail.**