

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, November 08, 2023

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Engineer/Surveyor:** Sam Malinowsky

**Email:** smcivilengr@gmail.com

**Applicant:** DAVID OLSON

**Email:** DAVEOLSON@MONARCHPROJECTLLC.COM

**From:** Grant White,

Responses are below in red

**Re:**

**Application Number:** PL2023289

**Application Type:** Commercial Final Development Plan

**Application Name:** Waterway Streets of West Pryor - Lot 11

**Location:** 1000 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. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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**1. LOT INFORMATION.**

- Update the legal description and title block from Lot 11 to Lot 11A to reflect the revised lot configuration that is currently going through the minor plat approval process.

- Update the lot labels and all call-outs that reference Lot 11 to Lot 11A. **Labels have been revised**

**2. STREETS.** Label the abutting NW Pryor Rd ROW width. **ROW labeled**

**3. ACCESSIBLE PARKING SPACES/ROUTE.** Label the accessible route to the building entrance with slope and cross-slope. Also label the slope and cross slope of the access aisle adjacent to the accessible parking space.  
**Slopes have been shown on grading plan**

**4. LIGHTING.** Provide the manufacturer spec sheets for all proposed exterior light fixtures for review.  
**Spec sheets provided**

**5. MECHANICAL EQUIPMENT.** The RTU(s) is/are dashed in on the building elevations. Make sure the additional height from the curbs on which the RTU(s) will sit is taken into account to determine the necessary parapet wall heights to fully screen the RTU(s) from view on all sides. **Noted**

**6. SIGNAGE.** Please note that signs are reviewed and approved for installation under separate cover via a sign permit application. **Noted**

**7. PAVEMENT BOUNDARY.** Clarify the pavement limits associated with the development of this site.  
**Pavement limits have been identified**

A temporary asphalt curb shall be installed at the pavement boundary of Lot 11 where the parking lot and drives will be expanded in the future for the development of the abutting pad sites. Depending on the timing of construction of the abutting Lot 13A and Lot 12, temporary asphalt curbing may not actually need to be constructed in those areas. Show and label temporary asphalt curbing along those boundaries, but staff will coordinate with the developer regarding the timing of adjacent construction to determine the need to actually install the curbing.

**The temporary curb will be constructed as part of Lot 13**

**8. TRASH ENCLOSURE.** Provide a detail of the proposed trash enclosure showing masonry walls and solid steel gates painted of a color that is compatible with the enclosure walls and building. **Detail has been included**

**9. PARKING LOT CIRCULATION SIGNAGE.** Provide a detail of the "Do Not Enter"/"Exit Only" or similar signage to be installed at the drive exit north of the fueling station. **MUTCD designation for signage has been shown**

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs. **Attached**

2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit. **Attached. MDNR permit is included in the SWPPP**

3. The public sanitary sewer relocation will require submission of a separate set of Public Sanitary Sewer Plans.  
**Noted and has been submitted with Lot 13**

4. Show the hydraulic grade line for the design storm on the profile view of the storm system.

Grade lines shown

5. Add drainage and inlet calculations to the plans. Calculations shown on Sheet C8.0

6. Sheet C8.0

Curb inlet B-2 Sta. 0+46.24, Line B appears to be missing or the leader/callout is incorrect. This has been corrected

7. Provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Slopes are shown on the grading plan

8. Sheet C4.0

-Leader to Waterline A does not point to the appropriate location. Corrected

-Change the note regarding the proposed water main to indicate that it is a private water main by others. Noted

9. Please clarify 20B or 20D for water meter location. Corrected

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Where are the supports for the Fuel Tank/Pump canopy? Dimentions show distance to the pump and that distnace is very tight. If there is a support in this area it will neck down even further.

Canopy supports are in the center and located where the fuel islands are to avoid any conflict

2. Site looks very tight for cars that might bipass the pumps and just visit the carwash. Could cause the site to back up into the street. Noted

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources. Noted

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Pending
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