

DEVELOPMENT SERVICES

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

Date: Wednesday, December 13, 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,

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

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	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PAVEMENT BOUNDARY. Add a note to the plans indicating that temporary asphalt curb shall be installed at the identified pavement limits of Lot 11 where the parking lot and drives will be expanded in the future for the development of the abutting pad sites.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. The 3" tap and meter in the plan call-outs does not agree with the Utility Notes 9. Please reconcile.
2. Show 18 inches min. compacted fill in all profiles where the proposed grade will be higher than the existing grade. Hatch below the pipe, as well, if there is a void below the pipe.

Add to the notes the following for clarity.

Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe.

Fire Review	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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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4. **Comment added to address new design**

3" meter requires custom engineered pit. Remove water meter detail on C10.0 and replace with engineered pit detail.