

DEVELOPMENT SERVICES

Date: Tuesday, January 28, 2025

To: CLAYTON PROPERTIES GROUP INC
120 SE 30TH ST
LEES SUMMIT, MO 64082

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PRSUBD20245195

Application Type: Public Infrastructure

Application Name: Cobey Creek 2nd Plat Public Infrastructure

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

Corrections

3. Staff has spoken with MoDOT about the planned signal at Sunset Ridge and it has been determined that the signal will be required before occupancy of the project. Plans should be submitted to MoDOT for review and approval must be given to the City before approval is given on these plans with the understanding that construction is not required until a later time.

Engineering Review - Street and Storm

Reviewed By: Gene Williams, P.E.

Approved with Conditions

Engineering Review - Water

Reviewed By: Gene Williams, P.E.

Approved with Conditions

6. MDNR construction permit shall be required prior to formal approval. Informational comment.

Water Utilities - Water Review

Reviewed By: Kevin York

No Comments

Engineering Review - Sanitary

Reviewed By: Gene Williams, P.E.

Approved with Conditions

1. An MDNR permit shall be required for this project. Informational comment.

Water Utilities - Sanitary Review

Reviewed By: Amanda Bagwell

No Comments

1. Plans approvable subject to receipt of MDNR construction permit. MDNR concurrence letter to attach to MDNR construction permit application to follow by end of week. Informational comment.

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File