
DEVELOPMENT SERVICES

Date: Friday, February 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.

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.

Traffic Review - Streets **Reviewed By: Erin Ralovo** **Approved with Conditions**

1. Traffic staff gives conditional approval of the Public Infrastructure plans. MoDOT approval of the plans for the signal at the intersection of MO 150 and Sunset Ridge Drive will be required before any substantial completion will be allowed on the project.

Traffic Review - Streets **Reviewed By: Erin Ralovo** **Approved with Conditions**

1. After email conversations with staff and the developer, it has been agreed that a design for a 3-legged intersection will be sufficient submittal for permit. The design must accomodate the improvements required by Ovation so that none of the equipment will need to be moved at a later date.

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