

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, July 24, 2017

**To:**

**Applicant:** ARCHVIEW INVESTORS, LLC

Email: JKELLIHER@CITYSCAPERESIDENTIAL.COM

Fax #: (317) 789-8800

**Property Owner:** PARROT PROPERTIES INC - John Bondon

Email: jrbondon@gmail.com

Fax #: <NO FAX NUMBER>

**Engineer:** PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Fax #: (913) 393-1166

**Applicant:** SHERRY CAMPBELL

Email:

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2016223

**Application Type:** Residential Final Development Plan

**Application Name:** MERIDIAN AT VIEW HIGH APARTMENTS (VILLAGE AT VIEW HIGH)

**Location:** 11345 SW VIEW HIGH DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and Codes Administration Department at (816) 969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter. The grading to the northwest of the sweeping bend of Kessler Dr. must match the plans prepared by Engineering Solutions dated July 10, 2017. As shown, the grading to the northwest of the sweeping bend of Kessler Dr. does not match the plans prepared by Engineering Solutions in any way. It is not clear whether this will affect other aspects of the Final Development Plan.

2. The Engineer's Estimate of Probable Construction Costs dated July 5, 2017 should be broken down with sufficient detail, rather than lump sum costs for each item. For instance, storm sewer should be broken down with a "per linear ft." cost, for each type of pipe, along with an "extended cost". This should be followed for all other items within the estimate.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Revised plans to remove the exterior stairs on the north side of Building #9.

Revised plans are approved.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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