

DEVELOPMENT SERVICES

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

Date: Friday, August 30, 2019

To:

Property Owner: METCALF BANK

Email:

Fax #: <NO FAX NUMBER>

Applicant: OREILLY DEVELOPMENT (DENISE HEINTZ)

Email: DENISE@OREILLYDEVELOPMENT.COM

Fax #: <NO FAX NUMBER>

Engineer: OLSSON (JANE EARNHART)

Email: JEARNHART@OLSSON.COM

Fax #: <NO FAX NUMBER>

Architect: SWD ARCHITECTS - PAUL STARK

Email: pstark@swdarchitects.com

Fax #: (816) 531-1978

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019218

Application Type: Commercial Final Development Plan

Application Name: THE PRINCETON LEE'S SUMMIT SENIOR LIVING COMMUNITY

Location: 1701 SE OLDHAM PKWY, 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 multi-page 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see comment #1 contained within the previous applicant letter. Changes were made in the detention pond setup page, but it still appears to contain discrepancies. For instance, the plan sheet on Sheet C904 appears to show weir A as 4.0 feet in length, but the report on page 18 of the appendix shows 3.75 feet. Please reconcile the discrepancy.
2. Stormwater Report: Please arrange the appendices in the correct order. The table of contents was found within the middle of the appendices, and several other pages of the appendices were arranged randomly.
3. Comment #8 of the previous applicant letter stated that the maximum size for the domestic water line from the main to the meter is 3 inches. Sheet C509 was provided with a revision that shows a saddle for the 3 inch soft copper line. This is not allowed. A cut-in tee is required.
4. The stormwater line on Sheet C900 from the detention basin outlet structure, to the curb inlet on Oldham Pkwy. is shown as a public line, to be installed as per the drawings within the public improvement set. These lines (i.e., from the outlet structure, to the box, and finally to the curb inlet) shall be considered "PRIVATE". In the interest of simplicity, it will be acceptable to provide a note on Sheet C900 stating these features are "PRIVATE", with references to the drawings as presently shown.
5. Please ensure the correct number of plan sets are submitted within the resubmittal package. We did not receive the correct number of plan sets. Please be aware that Final Development Plans require a larger number of plan sets than engineering plans. Please contact Dawn Bell, Project Manager, for details concerning the correct number of plan sets.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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