

DEVELOPMENT SERVICES

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

Date: Monday, September 11, 2023

To:

Property Owner: 150 HIGHWAY LEES SUMMIT Email:
LLC

Applicant: CHRISTIE DEV ASSOC LLC Email: ~~DAVE_OLSON~~^{GARRETT}@CHRISTIEDEV.COM

Engineer/Surveyor: SM ENGINEERING Email: SMCIVILENGR@GMAIL.COM

From: Scott Ready, Project Manager

Re:

Responses are below in Red

Application Number: PL2023169
Application Type: Commercial Final Development Plan
Application Name: The Learning Experience at Arborwalk West
Location: 3640 SW ARBORIDGE DR, LEES SUMMIT, MO 64082

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	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. The response letter references Raintree Village Sanitary plans with a 9/29/22 revision date. The approved set of plans for that project has a revision date of 2/28/23. The approved plans has a different end location than the 9/29 set because the two projects were no longer being designed together. Please revise these plans accordingly.

The public sanitary main must be extended to the west plat boundary.

The sanitary sewer line has been faded back and noted as "FUTURE SANITARY SEWER MAIN EXTENSION BY OTHERS"

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. **Noted**

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Approved with Conditions
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1. Public Improvement plans must be approved and constructed with this application. **Noted**

2. Modot will be required to approve the turn lane improvements. **Noted**

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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