

DEVELOPMENT SERVICES

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

Date: Wednesday, May 22, 2024

To:

Property Owner: CBK LAND HOLDINGS LLC

Email:

Applicant: KC COWBOY PROPERTIES LLC

Email: jimmy Purselley@gmail.com

Architect: Matt Mayer

Email: mayerdesigngroup@earthlink.net

Engineer/Surveyor: MB ENGINEERING INC

Email: mbengineeringinc@gmail.com

Other: JASCO Construction

Email: jascoconstructionllc@gmail.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024020

Application Type: Commercial Final Development Plan

Application Name: Cowboy Carwash

Location: 3601 SW HOLLYWOOD 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 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	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Mechanical Screening – Will there be any ground mounted mechanical equipment. If so, please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

This is the 3rd request for this information. This same comment has been made on both of the previous Applicant Letters. The FDF cannot be approved until this information is submitted, reviewed and approved.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please submit the plat for review of the sanitary sewer easement. Note that the plat must be approved prior to issuance of any permit.
2. Show and document all existing utility easements and right-of-way along Hollywood Dr. and Summitcrest Dr. Update these plans with any revisions to the plat and/or the public sanitary sewer extension plans.
3. Relabel the existing sanitary manhole to the east of your proposed public sanitary connection as MH 58-021 and to be consistent between plan sets.
4. Reflect the changes to the public sanitary sewer extension plan set in the commercial final development plan set. The proposed public sanitary sewer line and manhole with the associated easement are not shown correctly in this plan set.
5. Please provide ADA design specifics for all sidewalk including the portion to the east of the east drive to connect to the existing sidewalk at the edge of the plat boundary. If cross slope does not allow adequate turning movement with the jog around the sanitary manhole, it would be permissible to provide a wider sidewalk like the existing sanitary manhole on the west side of the east driveway. The forthcoming survey should provide information to show the correct geometry of the existing sidewalk.
6. Indicate in the plans the specific location of the water service connection to the existing water main and show that the connection is made with a corporation stop. Locate the water meter on the plans (LS 6901 K. Service Lines). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest (LS 6901 L. Water Meters). Show the specific location of the water meter with respect to the utility easement.
7. Indicate in the plans the specific location of the sanitary sewer lateral connection to the proposed public sanitary sewer extension. Show the connection as a cut-in wye shape for connection to the public sanitary sewer. Please relocate the leader to not confuse the connection point and the distance call out.

8. The storm sewer profile shows inlets that have substandard drop based on the design requirements of APWA 5604.5 Inverts and Pipes. Verify design and revise the profile accordingly to show adequate drop through all inlets.

9. Please provide clearer images for the Xerxes system for underground detention in the plans.

10. The submitted stormwater report does not meet the City requirements. The project manager will be reaching out to you to schedule a zoom meeting to discuss. Please review the information in the provided link prior to our meeting.

Storm Water Report 11-21-18_1.pdf (cityofls.net)

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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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3. Architectural and MEP plans treated as informational and have not been reviewed.

4/19/24 - acknowledged in letter