

DEVELOPMENT SERVICES

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

Date: Tuesday, May 28, 2024

To:

Property Owner: LEES SUMMIT SCHOOL DIST R 7 Email:

Applicant: KAW VALLEY ENGINEERING INC Email: LX@KVENG.COM

Engineer/Surveyor: KAW VALLEY ENGINEERING Email: LX@KVENG.COM
INC

Review Contact: DAVID WOOD Email: WOOD@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024096

Application Type: Commercial Final Development Plan

Application Name: LSR7 - LEE'S SUMMIT HIGH SCHOOL, SOUTHEAST PARK LOT ALTERATIONS - PHASE I
AND II

Location: 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. Phase 2 Plans Sheet C100: A 30 foot wide drainage easement is proposed but is not warranted since this will be a private storm line. Please remove the easement from the plans.
2. Phase 2 Plans: Where are the plan and profile views of the new storm line the connect the curb inlet on the realigned roadway to the existing storm structure near the existing parking lot? This should be shown as a private storm line, and the hydraulic grade line for the design storm shown on the profile view.
3. Phase 1 Conditions of Approval: The Engineer's Estimate of Probable Construction Costs has been accepted for Phase 1 of this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$18,403.79
4. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.
5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
6. Please be aware that Phase 2 of the Final Development Plan may be subject to additional comments if the Blue Pkwy. roadway alignment changes during design, or other factors.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Indicate where the fire hydrant along the east side of the parking lot is being relocated to. Preference would be to have it west of its current location on the west side of the parking lot near the crosswalk.

The hydrant in the parking lot serves as required protection for the building and will be part of this project. Submit plans showing relocation of the hydrant.

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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1. Light pole base detail is incomplete. Provide fully engineered base detail.
5/21/24 - deferred per request.