

DEVELOPMENT SERVICES

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

Date: Monday, August 12, 2024

To:

Applicant: Brian Maenner

Email: bpmaenner@intrinsicdevelopment.com

Engineer/Surveyor: Nolan Dixon

Email: NDixon@crockettengineering.com

Engineer/Surveyor: Matthew Braden

Email: mbraden@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024136

Application Type: Commercial Final Development Plan

Application Name: Village at Discovery Park, Lot 5-8

Location: 1901 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086
1921 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086
1920 NE DISCOVERY AVE, LEES SUMMIT, MO 64086
1900 NE DISCOVERY AVE, LEES SUMMIT, MO 64086

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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Not Required
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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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2. Please review the submitted estimate quantities. In spot checking the storm sewer quantities, I was coming up with different pipe quantities as well as different quantities on a few of the structures. I didn't check any beyond those, so please review the all items and revise as needed.

Please include storm sewer connection to existing structures and structure conversions, and sanitary sewer wyes to the estimate.

3. Please submit the entire sanitary easement document, which includes the exhibit, for review.

The private water line is shown parallel to the sanitary sewer within the sanitary easement. The private water line is not allowed to be within the limits of the sanitary easement. Please revise accordingly.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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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	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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