

**DEVELOPMENT SERVICES**

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

**Date:** Monday, November 18, 2024

**To:**

**Property Owner:** LSMO TUDOR APARTMENTS LLC Email:

**Engineer/Surveyor:** RENAISSANCE  
INFRASTRUCTURE CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024210

**Application Type:** Commercial Final Development Plan

**Application Name:** Evren Apartments (Douglas and Tudor Apartments)

**Location:** 25 NW TUDOR RD, LEES SUMMIT, MO 64086

908 NE DOUGLAS ST, LEES SUMMIT, MO 64086

23 NE TUDOR RD, LEES SUMMIT, MO 64086

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**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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Adair Bright (816) 969-1273	Adair.Bright@cityofls.net	No Comments
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<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Sanitary sewer service line connection to an existing main must be made with a cut-in wye. Please label the connections for Buildings 1, 3, and 5 accordingly.
2. As shown, the detention basin extends into the public easement located to the west. Moving the proposed water main removed that issue, but the basin still encroaches into the public easement around the sanitary sewer main.
3. The ESC plans don't include a sediment basin. This site would seem to need one to adequately control sediment leaving the site. We typically see the detention basin being used as a temporary sediment basin since it's normally located in the lowest area. Please either add or explain. If added, be sure to include all appropriate standard details.
4. Please remove City Standard Details GEN-5, GEN-6, and SAN-4 as they aren't used in this project.
5. Please add all City Standard Water Details.
6. Provide a backfill detail.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Confirm construction type. The fire model must provide the needed fire flow required by IFC Table B105.1(2), with 50% reduction for a sprinkler system for either a VA or VB building? Calculated on the largest building at 79, 582 sq. ft.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural plans are not part of this process. We will review them after the building permit submission.

Action required: Comment is informational.  
9/20/2024 - acknowledged in letter

2. Provide retaining wall designs.

9/20/2024 - Unable to locate in submittal.

3. Specify type/size of all water service connections.

9/20/2024 - Type of connection not provided.

4. Specify locations, types, size, etc. for water meters.

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Notes:

- Meters larger than 2" require custom designed pits.

- Water meter detail shown is for maximum 2" meter.

- Water Department dictates size and material of all piping from main to 10' past meter.

9/20/2024 - Water pipe from main to meter and then minimum 10' past meter is required to be 2"