

DEVELOPMENT SERVICES

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

Date: Friday, January 10, 2025

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	Planning Manager Shannon.McGuire@cityofls.net	Corrections
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1. In the set of plans submitted on 12/20/24 you have provided plan sheets for two different buildings. Staff is unclear what building you are proposing as the different building types are intermingled throughout the submitted set. Please remove and update the plan sheets as needed to ensure only the proposed building type is presented.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
3. Add a note to the landscape plan that states that only ornamental trees and shrubs may be planted in any easements.
4. Indicate in the plans the specific location of the water service connection to the existing water main. Add a note to directional bore under Hollywood Dr. as open cuts will not be allowed.
5. Verify the ADA ramp geometry at the new driveways. Will water drain away and not be retained in the ramp areas?
6. Add site specific details to the hydrodynamic separator design sheet.
7. Please check all plan sheets for completeness. Sheet 29/77 appears to be missing the border and/or other information? Not all sheets are signed and sealed properly.

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	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. Architectural and MEP plans treated as informational and have not been reviewed.
4/19/24 - acknowledged in letter