

DEVELOPMENT SERVICES

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

Date: Monday, March 24, 2025

To:

Property Owner: DOUGLAS STATION LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Review Contact: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023213

Application Type: Residential Final Development Plan

Application Name: THE HAVEN AT DOUGLAS STATION

Location: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086
1141 NW SLOAN ST, 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 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:

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	Corrections
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1. VACATION OF RIGHT-OF-WAY. The associated vacation of right-of-way application (Appl. #PL2024-093) shall complete the approval process and have the approving ordinance recorded with the County prior to approval of the final development plan and associated minor plat.

The vacation of right-of-way application is currently scheduled for the April 8, 2025, and April 15, 2025, City Council meetings for the public hearing and second ordinance reading, respectively.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Index on Cover Sheet does not match the numbering of the included sheets in the plan set. Correction required.
2. Sheet C.300 Utility Plan: Why is this sheet being included? It appears there are two (2) conflicting utility plan sheets (i.e., Sheet C.300 and Sheet C.400). Reconciliation and correction required, including the index of the cover sheet.
3. Sheet C.400 Utility Sheet: 1. A profile view of the private 8 inch sanitary sewer service line from Building #1, #2, and #3 to manhole #23-013 appears warranted due to the minimum slope shown at Building #3. The profile view should be provided along all portions of the private line, and ending at manhole #23-013. Provide instructions to core drill the manhole. 2. Label manhole #23-013. 3. Manholes appear to be required at all directional changes of the sanitary sewer lines. 4. Sheet should be retitled as "private sanitary sewer utility plan" or equivalent due to the lack of any private water lines or other utilities. Correction required. 5. Notes are provided with revision clouds stating "added physical extension of sanitary sewer to property boundary". What does this mean? 6. Building #5 sanitary sewer service line (8 inch) is shown connecting to nothing. If the intent was to connect to an existing stub, the stub shall be removed, and the private sanitary sewer line shall be connected to manhole #23-139. If using anything other than an 8 inch private line, it shall be connected to the line with a wye. 7. Label existing manhole #23-139.
4. Refer to previous applicant letter. The unsealed and unsigned stormwater memorandum/report dated Feb. 19, 2025 (hereinafter referred to as the stormwater report) states on page 1 of the text "a building runs along the north property line of Tract A and is being encroached by the 100 year clogged water surface elevation". However, when looking at Sheet C.203, the 100 year clogged water surface elevation is shown 21.05 feet from the building. In other words, this statement does not appear to be correct when compared to Sheet C.203. Reconcile, and correct as appropriate.

5. Provide a signed and sealed stormwater memorandum.

6. A SWPPP shall be required prior to formal approval.

Fire Review	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.

Provide information to Water Utilities to complete a water model and confirm available fire flow per IFC Table B105.1(1) with a 50% reduction for an automatic sprinkler system.

What is the result of the water model completed for this project. Provide the square footage used and construction type.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer 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. Architectural plans not reviewed during this process.

Action required: Comment is informational.

3/15/24 - acknowledged in letter