

DEVELOPMENT SERVICES

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

Date: Friday, November 21, 2025

To:

Property Owner: PREMIER RE OF LEES SUMMIT Email:
LLC

Architect: Falk Architects Email: bryan@falk-architects.com

Engineer/Surveyor: United Engineering Group Email: jladson@unitedeng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025001

Application Type: Commercial Final Development Plan

Application Name: Hyundai Premier Auto Outlet

Location: 1231 NW WARD RD, 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.

Required Corrections:

1. Why the excessive length? It appears the vault and meter can be moved westerly, and the 6 inch line beneath NW Blue Pkwy. could also be moved westerly to avoid conflicts with the sanitary sewer line.
2. Note states to place a gate valve just prior to the backflow vault, but no symbol is shown. Ensure there is a valve symbol shown just prior to the backflow vault.
3. Resubmit the entire Civil drawing package for the Final Development Plan as one (1) document. It appears there are other portions of the plans where the water line is shown, and these sheets should be updated to reflect the new geometry. This would include Sheet C101, C102, C103, C200, C201, C202, C300, C301, C400, C401, C402, and C600.