

**DEVELOPMENT SERVICES**

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

**Date:** Monday, May 04, 2020

**To:**

**Property Owner:** TUSTIN LLC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Engineer:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2019095

**Application Type:** Commercial Final Development Plan

**Application Name:** Reece & Nichols

**Location:** 222 SW MAIN ST, LEES SUMMIT, MO 64063  
207 SW MARKET ST, LEES SUMMIT, MO 64063

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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 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.

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**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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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6. The materials do not appear to match what was requested (i.e., we had requested a match to what exists near the Arcade Alley/Stanley Event Center). Did you perform a site visit as requested, to determine how and what was constructed at that location?

7. Brick pavers will be disturbed during installation of any system to fix the drainage problem. Where is the detail showing how the brick pavers will be restored, including the concrete subgrade? Please refer to the standard drawing contained elsewhere within the previously-approved plan set for this detail.

8. General comment about trench drain concept: The intent of the design should be to collect stormwater that backs up against the sidewalk, correct? As such, no slotted trench drain system is needed or desired by the City. Again, please see examples in the downtown which address this sort of issue. The cast iron covers over the trenches have no slots, and hence, are merely there to provide a suitable surface over the trench.

9. Please verify whether pipes exist beneath the trench drains in the downtown area, when performing your field survey. If they exist, please incorporate into the design.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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