

DEVELOPMENT SERVICES

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

Date: Wednesday, August 12, 2020

To:

Applicant: ARISTOCRAT MOTORS

Email:

Engineer: HG CONSULT, INC

Email: ksterrett@hgcons.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019293

Application Type: Commercial Final Development Plan

Application Name: ARISTOCRAT MOTORS

Location: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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.

Review Status:

Required Corrections:

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The short (2" or less) curb around the building adjacent to the parking lot does not meet UDO requirements. Please revise to include a 6" vertical curb. Once that revision is shown, the rest of the design revisions can be reviewed. Please note that this will require regrading in order to match the curb and drain properly, and that regrading needs to be shown on the plan revision.

Planning Review

Hector Soto Jr.
(816) 969-1238

Planning Division Manager
Hector.Soto@cityofls.net

Corrections

1. PARKING LOT CURBING. The proposed 2" lip serving as the parking lot boundary adjacent to the building does not meet City standard. The UDO requires the boundary of the subject parking lot to be composed of CG-1 curbing. See Standard Detail Sheet Gen-4 of the City's Design & Construction Manual for the standard detail for CG-1 curbing. CG-1 curbing has a minimum 6" tall curb face.