

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, September 07, 2023

**To:**

**Engineer/Surveyor:** Kevin Sterrett

Email: ksterrett@hgcons.com

**Architect:** GUY GRONBERG ARCHITECTS

Email:

**Applicant:** Matt Hendrickson

Email: matthewf.hendrickson@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023210

**Application Type:** Commercial Final Development Plan

**Application Name:** Douglas Corner, Lot 1C - Retail Building

**Location:** 150 NE TUDOR RD, LEES SUMMIT, MO 64086

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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 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.

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**Review Status:****Required Corrections:**

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|------------------------|-----------------------------------|--|-------------|
| <b>Planning Review</b> | Shannon McGuire<br>(816) 969-1237 | Senior Planner<br>Shannon.McGuire@cityofls.net | Corrections |
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1. Mechanical Screening - Please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
2. Building Elevations – No elevations were provided. Please submit elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. Show the location, size and materials to be used in all screening of rooftop mechanical equipment. On the elevations show a dashed line indicating the roof line and rooftop mechanical equipment.
3. Floor Plan – Please provide a floor plan showing dimensions and areas of all floors within proposed buildings and structures.
4. Trash enclosures – Provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
5. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
6. Signs - All signs must comply with the sign requirements as outlined in the sign section of the ordinance

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|---------------------------|--------------------------------------|--|-------------|
| <b>Engineering Review</b> | Susan Nelson, P.E.<br>(816) 969-1229 | Senior Staff Engineer<br>Susan.Nelson@cityofls.net | Corrections |
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1. Please provide
  - Engineer's Estimate of Probable Costs.
  - MDNR Land Disturbance Permit.
  - SWPPP.
2. Identify on the plans the limits of the public water main extension and the private water/fire lines. Provide a backflow prevention device on the plans and in the details.
3. Provide details for the connection to the existing water main and sanitary sewer, including valve locations.
4. Please provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are included.

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| <b>Traffic Review</b> | Erin Ralovo | Erin.Ravolo@cityofls.net | No Comments |
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| <b>Building Codes Review</b> | Joe Frogge | Plans Examiner | Corrections |
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1. 1-1/2" meter requires a 1" tap and connection between main and meter.

Action required: Modify design to comply.