

DEVELOPMENT SERVICES

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

Date: Wednesday, September 20, 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

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:**

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please revise and resubmit the estimate and include the items for the public water main extension.
Estimate has been updated for the public main extension.
2. Show in the plans the limits of the existing private water main that will become a public water main with this project. Also, show the limits of the public water main extension. Clearly state in the plans which water and sanitary lines are private and which are public for all proposed new or altered utilities.
The Utility Plan has been updated to show the limits of the public/private extension. Lines are labeled as private or public.
3. The existing private water main appears to be in a different location than shown in your plans. Verify the location of the existing water main and better delineate the alignment in the plans.
The existing main has been verified by locates, fh/valve alignment and other drawings.
4. A public utility easement by separate document is required for the public water main. This must include the existing private water main that is becoming a public water main and the proposed public water main extension. Please note that an exhibit must be part of this document.
The existing main and the extension are/will be in an existing platted easement. This is noted on the plans.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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