

DEVELOPMENT SERVICES

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

Date: Tuesday, June 11, 2024

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:

Record Drawings Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please label the detention basin prominently with a label of BMP. **Prominently labeled.**
2. Provide explanation as to why the junction box called out in the plans was not installed. **See below.**
3. Show as-built elevations both in the profile views and in the plan view. **Elevations shown.**
4. Add as-built WSE and top of structure elevations. **Elevations added.**

The design for the junction box was for changing pipes slope from the existing 18" Pipe to meet the desired invert of the pond discharge pipe. The contractor was able to achieve a desired invert elevation with the extension of 18" on its existing slope and there fore the junction box was not necessary.