

**DEVELOPMENT SERVICES**

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

**Date:** Monday, August 12, 2024

**To:**

**Property Owner:** CBK LAND HOLDINGS LLC

**Email:**

**Applicant:** KC COWBOY PROPERTIES LLC

**Email:** jimmy Purselley@gmail.com

**Architect:** Matt Mayer

**Email:** mayerdesigngroup@earthlink.net

**Engineer/Surveyor:** MB ENGINEERING INC

**Email:** mbengineeringinc@gmail.com

**Other:** JASCO Construction

**Email:** jascoconstructionllc@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024020

**Application Type:** Commercial Final Development Plan - Mass Grading Engineering Review

**Application Name:** Cowboy Carwash

**Location:** 3601 SW HOLLYWOOD DR, LEES SUMMIT, MO 64082

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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:**

**Required Corrections:**

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. The SWPPP will need to be submitted as a stand-alone document.
2. Provide an Engineer's Estimate of Probable Construction Costs for this set of Mass Grading Plans. Revise the estimate for the Commercial Final Development Plans, when you resubmit those plans, by removing the items and costs that are included in this estimate submittal.
3. Revise the Mass Grading Plans to only include notes and details for the specific work proposed in this set of plans. Add notes referencing the City of Lee's Summit Design and Construction Manual and the contractor contacting the City's Development Services Engineering Inspection, like required to be added to the notes of the Commercial Final Development Plans. Verify that the plan notes only reference sheets that are part of this plans set, for example Note 7 on Sheet C2-02 references Sheet C2-03, which is not included in this plan set. Also, General Note 2 on Sheet C3-01 seems to have a typographical error.
4. It appears that silt sock alone was not adequate for erosion control, as silt fence has already been installed on the proposed site. Show the already installed and further proposed silt fence and any other erosion control measures on the Mass Grading Plan sheets. Show on the plan and add details of the temporary construction entrance mentioned in the notes. Provide details of all erosion control measures, to include but not limited to inlet protection, etc.