

DEVELOPMENT SERVICES

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

Date: Monday, December 02, 2024

To:

Applicant: DAVID OLSON

Email: daveolson@monarchprojectllc.com

From: Grant White

Re:

Application Number: PL2024260

Application Type: Commercial Final Development Plan

Application Name: ADA intersection - SOWP North

Location: 1020 NW PRYOR RD, 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	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Add City Standard Details for curbs, sidewalks, etc. Provide the pavement section and material information on the plans.

2. Add turning areas of appropriate size and acceptable cross slope at all locations that tie into the existing sidewalk. Revise cross slopes to 1.5% maximum and increase turning areas to a minimum size of 4'x4'. See City Standard Details.
3. Add geometric design information for all sidewalks, turning areas, and curb ramps. Ensure all design elements meet all ADA requirements.
4. Show removal of the existing curb ramps that do not fit with the redesign. Show replacement of curb and gutter.
5. Provide better alignment on the southeast most curb ramp so that the pedestrian turning area is not within the roadway.
6. Provide Engineer's Estimate of Probable Construction Costs.