

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, December 31, 2024

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Applicant:** DAVID OLSON

**Email:** [daveolson@monarchprojectllc.com](mailto:daveolson@monarchprojectllc.com)

**From:** Grant White, Project Manager

**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

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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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**Required Corrections:**

**Engineering Review**

Susan Nelson, P.E.

Senior Staff Engineer

Corrections

1. Add turning areas of appropriate size and acceptable cross slope at all locations that tie into the existing sidewalk. Add slopes and dimensions to the panels before all new pedestrian facilities.
2. Add an additional ADA turning space for the ramps at the northwest quadrant of the east intersection at the entrance to the roadway. Show the slopes in all turning spaces.
3. Add an additional ADA turning space in the southeast quadrant of the west intersection where there is just an "L" designation where the sidewalk changes direction.
4. The detectable warning surface is located too far from the roadway on the ramp in southwest quadrant of the west intersection. Add slopes to this quadrant.
5. Please make sure all ramps, turning spaces, and sidewalks have slope, cross slope, and dimensioning shown. Verify placement of all detectable warning surfaces.
6. Verify that the pavement replacement material in the plans and the typical sections agree. Show all existing ramp and sidewalk removals.
7. Provide Engineer's Estimate of Probable Construction Costs.