

DEVELOPMENT SERVICES

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

Date: Monday, May 19, 2025

To:

Applicant: DAVID OLSON

Email: daveolson@monarchprojectllc.com

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

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

1. Extend plan views to show all tie-in points. Add dimensions of the tie-ins to aid construction in the field.
2. Add sidewalk geometric information for the southwest quadrant of the west intersection. Add turning space slope and cross slope, with call outs no greater than 1.5%, for the northwest and the northeast quadrant of the east intersection.
3. Add build information for the black areas between the curb ramps of the east intersection.
4. Add a note to remove the existing sidewalk/curb ramp in the northwest quadrant of the west intersection. Show removal of the existing curb ramp in the northeast quadrant of the west intersection.
5. Add the City Standard Detail GEN-3A for sidewalk/ramps.
6. Typical "asphalt" pavement sections show "concrete" as the pavement material, please revise for clarity.