

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, September 29, 2015

**To:**

**Property Owner:** MAR ARBORWALK LLC Email:

Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2015138

**Application Type:** Residential Final Development Plan

**Application Name:** MANOR HOMES AT ARBORWALK, STORAGE BUILDING

**Location:**

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**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. BUILDING ELEVATIONS. Label the proposed colors for all exterior building materials (including the roof shingles) beyond simply stating "to match existing apartments".

2. PROPERTY OWNER SIGNATURE. Neither the application nor the ownership affidavit were signed by the property owner. The application cannot be approved without the property owner signature on both documents.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."

2. Please show how the existing stormwater inlet will be abandoned and relocated, as well as the grading around the inlet. It appears the new building will be placed on top of it.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code .

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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