

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, June 11, 2019

**To:**

**Applicant:** TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

**Engineer:** ANDERSON ENGINEERING INC

Email:

Fax #: <NO FAX NUMBER>

**Property Owner:** TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019145

**Application Type:** Commercial Final Development Plan

**Application Name:** Summit Orchard Lot 4 Infrastructure Improvements, Road Plans

**Location:** 701 NW WARD RD, LEES SUMMIT, MO 64086

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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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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

|                        |                                   |   |             |
|------------------------|-----------------------------------|---|-------------|
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | No Comments |
|------------------------|-----------------------------------|---|-------------|

|                           |                             |   |                          |
|---------------------------|-----------------------------|---|--------------------------|
| <b>Engineering Review</b> | Sue Pyles<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Approved with Conditions |
|---------------------------|-----------------------------|---|--------------------------|

1. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.
2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee of \$21,354.94 (which is calculated as 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.
3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

|                    |                            |  |                          |
|--------------------|----------------------------|--|--------------------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|--|--------------------------|

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 2018 International Fire Code.
2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Hydrant plans to be submitted as part of individual FDP's for each lot.

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|-----------------------|--------------------------------|--|-------------|
| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

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| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | Not Required |
|------------------------------|------------------------------|---|--------------|