

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, October 02, 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, Landscaping and Monument Signage

**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 multi-page 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:**

Approved: See below for any conditions of approval.

**Required Corrections:**

|   |                                   |   |                          |
|---|-----------------------------------|---|--------------------------|
| <b>Building Codes Review</b>  | Joe Frogge<br>(816) 969-1241      | Plans Examiner<br>Joe.Frogge@cityofls.net             | No Comments              |
| <b>Traffic Review</b>   | Michael Park<br>(816) 969-1820    | City Traffic Engineer<br>Michael.Park@cityofls.net    | Approved with Conditions |
| <p>1. The intersection sight distance for posted speed limit along Ward Road at the RIROLI Driveway still appears inadequate due to proposed monument sign in the SE corner of the intersection. The sight triangles drawn reference a stop position encroaching the extended right turn lane and overlapping the crosswalk (should be dimensioned behind the stop line). This is FYI since the monument/landscaping and driveway are private on private property and any mitigation for inadequate ISD would be a private matter. All other areas look okay.</p> |                                   |   |                          |
| <b>Fire Review</b>  | Jim Eden<br>(816) 969-1303        | Assistant Chief<br>Jim.Eden@cityofls.net              | Approved with Conditions |
| <b>Engineering Review</b>   | Sue Pyles<br>(816) 969-1245       | Senior Staff Engineer<br>Sue.Pyles@cityofls.net       | No Comments              |
| <b>Planning Review</b>  | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | No Comments              |