

DEVELOPMENT SERVICES

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

Date: Wednesday, December 04, 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

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:

Required Corrections:

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please include this work as a revision/addition to the approved project PL2019145 Summit Orchard Lot 4 Infrastructure Improvements, Road Plans, Landscaping, and Monument Signage.
2. Bends in storm sewer pipes are not allowed, all changes in direction must be made at structures. Please revise accordingly.
3. Please note that special designs are required for all structures with H>7 feet.
4. Please verify if the existing storm sewer is a single 36" pipe or dual 36" pipes. If dual, then dual pipes must be relocated.
5. Is the existing pipe being abandoned or removed? Please clarify and label accordingly.
6. Structures must come to the surface, rises are not allowed. Please revise accordingly.
7. Please use the City's standard details for storm sewer structures or verify that the standard details used are in agreement with the City's detail (MH Ring & Lid, concrete requirements, etc.).