

DEVELOPMENT SERVICES

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

Date: Tuesday, January 07, 2020

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Not Required
------------------------	-----------------------------------	---	--------------

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	---	-------------

1. Please revise the title box to reflect the correct project, PL2019145 Summit Orchard Lot 4 Infrastructure Improvements.

2. Is the only difference in structure types whether they have solid or grate lids? If so, please include one standard detail and note the lid options. Specify what grate is required.

3.

1. Please revise the title box to reflect the correct project, PL2019145 Summit Orchard Lot 4 Infrastructure Improvements.

2. Is the only difference in structure types whether they have solid or grate lids? If so, please include one standard detail and note the lid options. Specify what grate is required.

3. A wall corner detail is required to clarify reinforcing steel requirements. Since there is essentially a tall MH sitting on top of a JB, please include a special design for the top of the JB to accommodate that construction.

4. C & B 2102 steps are not on the Public Works Approved Products List. Either remove that option or just refer to the list.

5. Please submit an Engineer's Estimate of Probable Construction Costs.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
--------------------	----------------------------	--	--------------

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
-----------------------	--------------------------------	--	--------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
------------------------------	------------------------------	---	--------------