

**DEVELOPMENT SERVICES**

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

**Date:** Friday, February 10, 2023

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC      Email:

**Applicant:** NORTHPOINT DEVELOPMENT      Email:

**Engineer:** SITEPOINT      Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022436

**Application Type:** Residential Final Development Plan

**Application Name:** Summit Square III Apartments

**Location:** 800 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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	---	--------------------------

---

1. EASEMENTS. A vacation of easement application shall be submitted for any conflicting easement. Building permits cannot be issued until such time as any conflicting easement is vacated.

The comment above was previously made by staff and acknowledged by the applicant.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

---

1. Sheet C-0200: Asphalt pavement sections don't meet City requirements. UDO Section 8.620 requires granular base with geogrid OR granular base with chemically stabilized subgrade. Deviation from this will require submittal of a Design Modification Request (waiver).

2. Sheets C-0501 – C-0503: Compacted fill is only required between the existing grade to 18" above the pipe in areas where the existing grade is less than 18" above the pipe.

3. Sheet C-0601: Sanitary sewer connections to public mains shall be by wye fittings. Please revise.

4. Sheets C-0700 – C-0701:

- A gate valve is required between the public water main and the backflow vault, as shown on the standard detail.
- Please include specific details for drainage of the backflow vault sump.
- Design and Construction Manual Section 6901.L.1.b requires water meters 3" and above to be located in a vault. Please include or revise water meter size.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

---

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- The FDC's are shown as a box on the main without a detail. The FDC is generally located on the building. Please confirm.

6. For Information only- Vertical construction with combustible materials cannot take place until all required hydrants are installed and operable and a base layer of asphalt for fire department access is in place.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
-----------------------	---	-------------

---

1. This review is for FDP only. Architectural plans have not been reviewed.

2/3/23 - acknowledged in letter

2. Provide size, type, and location of water meter(s). If meter is larger than 2" provide complete, engineered, meter pit plans.

2/3/23 - Custom meter pit detail not found in submittal. Detail Wat-11 is for maximum 2" meter.

5. Provide light pole base detail.

2/3/23 - Foundation and base details conflict. If auger type is used is it supposed to be 30" exposed? If concrete base is used how deep is it?