

DEVELOPMENT SERVICES

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

Date: Tuesday, February 28, 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. The pavement design is a part of these FDP plans, so the waiver will be required prior to plan approval. An alternative to getting the waiver now would be to revise the plans to meet the City's pavement design requirements and then request a design waiver prior to placement of pavement.

2. Compacted fill is not shown where required. I'll provide a sketch where it seems that it would be required. Please hatch all areas requiring compacted fill for clarity.

3. Please submit a copy of the issued MDNR Land Disturbance Permit.

4. Provide a stamped and signed plan set.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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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.

3. 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?
2/28/23 - per architect, both details are to be used and clarified at a later date.

