

DEVELOPMENT SERVICES

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

Date: Monday, March 20, 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: Trilogy (Summit Square III)

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 multipage 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	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), water tap and meter setup fee, and the sanitary sewer development fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$295,793.64
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required prior to the issuance of any building permit on the affected lots.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. For Information only- Vertical construction with combustible materials cannot take place until all required hydrants are instilled and operable and a base layer of asphalt for fire department access is in place.

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.