
DEVELOPMENT SERVICES

Commercial Final Development Plan Applicant's Letter

Date: Thursday, April 27, 2023

To:

Property Owner: ROBERT DE LA FUENTE

Email: ROBERT@STARDEVCORP.COM

Engineer: ron cowger

Email: rcowger@agcengineers.com

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023035

Application Type: Commercial Final Development Plan

Application Name: Summit Orchard - Lot 4E-2 / SWIG In-Line

Location: 400 NW CHIPMAN 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:

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:

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
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1. LANDSCAPE PLAN. Parking lot screening at a rate of 12 shrubs per 40 linear feet is applicable and required along the NW Donovan Rd frontage.

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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. 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.

2. 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), the 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. \$91,012.71

3. 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.

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| 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 | No Comments |
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