

DEVELOPMENT SERVICES

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

Date: Monday, March 25, 2024

To:

Applicant: WSO PARTNERS, LLC

Email: JOHN.DAVIS@REALFORESIGHT.COM

Property Owner: TOWNSEND SUMMIT LLC

Email:

Engineer/Surveyor: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Review Contact: Dan Finn

Email: dfinn@phelpsengineering.com

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024063

Application Type: Commercial Final Development Plan

Application Name: SUMMIT ORCHARD WEST - LOT 10C

Location: 700 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:

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	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. VICINITY MAP. Change the street name quadrant prefix from Ward Rd from "NE" to "NW" on all plan sheets. Add the "NW" prefix to the Chipman Rd street name label.
2. FLOODPLAIN. Add a note to the plans regarding the location of the project site relative to the 100-year floodplain. Cite the FIRM Panel information used to make said determination.
3. LOT LABELS. Half-tone or add "future" to the lot labels and lot lines for the future Lots 10D-10F so as to clarify and avoid confusion between the existing Lot 10C and the future lot split.
4. LINEWORK. Label and dimension the building lines and utility easements along the NW Chipman Rd and NW Ward Rd street frontages.
5. PAVEMENT. Temporary asphalt curbing shall be installed along the length of both sides of the proposed drive where there is no CG-1 curbing and shall be noted on the plans to that effect. The timing of the installation of said curbing can be coordinated with staff relative to the completion of construction activity of the surrounding property.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please remove from these plans the water line easement that has been vacated. This easement vacation is shown for reference in the plat but could cause confusion in these development plans. Update all plans with any changes to the sanitary sewer easement in the plat, if necessary.
2. Add HGL to profiles. Add a note to plans that flowable fill is required around all structures.
3. Show on the plans and add the following notes regarding paving per Section 2200 of the City Design and Construction Manual.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

Traffic Review	Erin Ralovo	No Comments
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Erin.Ravolo@cityofls.net

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@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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