

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, June 06, 2014

**To:**

**Applicant:** Residences at New Longview, Email: brad@northpointkc.com Fax #: <NO FAX NUMBER>  
LLC

**Property Owner:** M-III LONGVIEW LLC Email: Fax #: <NO FAX NUMBER>

**Engineer:** RENAISSANCE Email: MSLUTTER@RIC-CONSULT.COM Fax #: <NO FAX NUMBER>  
INFRASTRUCTURE CONSULTING

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2014040  
**Application Type:** Residential Final Development Plan  
**Application Name:** RESIDENCES AT NEW LONGVIEW  
**Location:** 3200 SW LONGVIEW RD, LEES SUMMIT, MO 64081

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**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

**Required Corrections:**

<b>Planning Review</b>	<b>Hector Soto</b>	<b>Planner</b>	<b>Corrections</b>
	(816) 969-1604	Hector.Soto@cityofls.net	

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1. TRASH ENCLOSURE DOORS. Cedar planks are shown on the enclosure detail on Sheet A6.01. Wood is not an allowed material for this purpose. Trash enclosure doors shall be solid steel painted to be compatible with the enclosure walls and buildings it is to serve. This comment was made on the original submittal, but a revised plan sheet was not resubmitted. Provide a plan sheet showing the required revision.

This is the same comment from the previous staff review letter dated 5/20/14. The response letter from RIC dated 5/28/2014 stated that this comment would be addressed under separate cover from the architect. No revised plans have been submitted to date.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to Engineering Review comment #7 dated May 20, 2014. Fire access lanes require an additional one (1) inch of base course as specified in the Unified Development Ordinance Article 12. In addition, the locations of the the fire access lanes were not shown. A report dated May 28, 2014 from Ian Dillon, P.E. at Ollson Associates stated that "our pavement design for the New Longview Apartements project consists of 7 inches of asphaltic pavement over 12 inches of reconditioned subgrade." As discussed previously, Public Works will only consider a pavement design if it can be demonstrated that it will meet or exceed the requirements contained within the Unified Development Ordinance Article 12. The report does not appear to meet this requirement.

2. A revised Engineer's Estimate of Probable Construction Costs should be provided which includes the thicker asphaltic concrete pavement required by the Unified Development Ordinance Article 12.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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