

PLANNING AND DEVELOPMENT

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

Date: Friday, July 01, 2016

To:

Applicant: NORTH POINT DEVELOPMENT Email: grant@northpointkc.com Fax #: <NO FAX NUMBER>

Engineer: THHINC MCCLURE ENGINEERING CO Email: jhuss@mecresults.com Fax #: (573) 814-1128

Architect: NSPJ ARCHITECTS Email: tbaldridge@nspjarch.com Fax #: <NO FAX NUMBER>

Property Owner: TOWNSEND SUMMIT LLC Email: david@townsendcapital.com Fax #: (410) 321-1901

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2016121

Application Type: Commercial Final Development Plan

Application Name: Summit Square Apartments

Location: 701 NW WARD RD, LEES SUMMIT, MO 64086

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Planning and Codes Administration 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. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Provide a schedule of materials and colors for the buildings.
2. Indicate the location of all mechanical equipment and how it shall be screened.
3. Provide the distance from all buildings to the nearest property line.
4. Parking. Provide a parking count and calculations. I counted 474 spaces (28 ADA accessible), but my count does not include garages that are part of the buildings. If each building has 15 garages, which is how it appears on the elevations, then there is a total of 579 usable parking spaces (some spaces shown do not meet minimum stall sizes, see next comment). Based on 312 dwelling units, 546 parking spaces would be required (11 are required to be ADA accessible).

5. Parking Dimensions. Per Section 12.120.C:

1. Standard parking space dimensions shall not be less than nine (9) feet wide by nineteen (19) feet long.
2. Where the head of the parking space abuts a six (6) foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced by two (2) feet to allow for vehicle overhang. Such overhang shall be measured from the face of the curb.

On Sheet C104

- There is a dimension incorrectly labeled as 1' on the northernmost row of uncovered parking stalls.
- The width of 2 stalls is questionable. One such stall is the stall located nearest to the trash enclosure; the other stall is located on the northernmost row of spaces serving Building #5.

On Sheet C105

- There is a dimension incorrectly labeled as 1' on the furthest drive aisle with parking serving Building #3.
- The parking located immediately to the east of Building #4 indicates a stall depth of only 16 feet, this does not meet the minimum dimensions discussed above.
- Unrelated to parking, there are two other dimensions incorrectly labeled on this sheet. One near the southernmost row of parking serving Building #4 (close to the stairs leading to the club house). The other is dimension labeling one half the southern entry drive.

6. Per Section 12.080.I of the UDO: "Every accessible parking space required by this Article shall be identified by a sign mounted on a pole or other structure, located between thirty-six (36) inches and sixty (60) inches above the ground, measured from the bottom of the sign, at the head of the parking space..." Indicate the placement of these signs, on the site plan, as required.

7. Lighting. Revise the "Site Light Fixture Schedule" to accurately reflect the quantity of each type of lighting being utilized.

- 8. Provide a detail of the proposed parking lot lighting pole depicting the height of any base and the overall height.
- 9. Should SL2 be on all buildings? There are 3 buildings that do not indicate this light is being used.
- 10. Uniformity Ratios. Revise the Photometric Site Plan so that the maximum to minimum and the average to minimum ratios meet the requirements of Section 7.250.F of the UDO.
- 11. Sidewalks. Sidewalks are required on both sides of NW Donovan Road (per Section 16.280 of the UDO). In addition, the ordinance that approved the preliminary development plan (Ord. #7885) listed condition #7: "In lieu of a 5' sidewalk a 10-foot shared-use path shall be required along the north side of NW Chipman Road between NW Donovan Road and the UPRR prior to the issuance of any occupancy permit within Phase 1."
- 12. Landscape Plan. Plans need to show the location of the required shrubs. Are there any existing trees planned to be retained? If so, identify and provide caliber.

In addition, per Section 14.110.C of the UDO: "Tree planting areas shall be no less than ten (10) feet in width. No tree shall be located less than four (4) feet from the back of curb..."

13. Add the following building addresses:

- Building #1 783 NW Donovan Road
- Building #2 795 NW Donovan Road
- Club House 789 NW Donovan Road
- Building #3 801 NW Donovan Road
- Building #4 807 NW Donovan Road
- Building #5 819 NW Donovan Road
- Building #6 813 NW Donovan Road
- Building #7 825 NW Donovan Road

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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- 1. Please provide an overview sheet of the entire project, in addition to the smaller overview sheets provided.
- 2. Please be aware that the off-site sanitary sewer line should be installed and substantially complete prior to approval of the Final Development Plan. This will require a permit from the railroad, off-site easements, and hence will likely be a critical item in the timing for the project. Separate comments for the sanitary sewer will be provided no later than July 8th.
- 3. It did not appear that a final stormwater detention study was provided. Have plans for stormwater detention/water quality detention changed?
- 4. It appears two (2) of the three (3) site overview sheets were missing a private fire line plan, including locations of backflow vaults, fire hydrants, and fire department connections.
- 5. It appears all of the overview sheets were missing a domestic water service plan, showing the location(s) of the domestic water meter.
- 6. There appear to be two Site Overview B and Site Overview C sheets (i.e., Sheets C102 and C103 are labeled as Site Overview B and C, while C105 and C106 have the same label).

7. A utility plan was not provided. Although aspects of the City utilities are shown elsewhere in the plan set, a dedicated utility plan should be provided. It should address the private fire line, the private domestic service and meter location(s), and private sanitary sewer services. Storm sewer plan and profiles should be included on their own dedicated sheets (as was provided).
8. It was our understanding that a detention basin/water quality basin was going to be installed on the east side of the property. It does not appear that any plans were shown for this basin. Have plans changed for this work?
9. The private fire line plan should also include the locations of all fire hydrants.
10. Storm Profiles should include the hydraulic grade line and design storm, along with calculations on a separate sheet.
11. There appear to be numerous QA/QC issues with the private stormwater plans. For instance, Sheet C201 shows a manhole installed below grade. Sheet C201 also shows a stormwater manhole installed 8 feet above grade. Sheet C202 shows the same. Sheet C203 shows unidentified structures on the profile. Plan views on all sheets in the stormwater section are not labeled. In other words, the stormwater section of the Final Development Plan is not reviewable at this time.
12. Please label all interior storm lines as private, with the exception of the storm lines within easements. Please label the fire line as private. Please label the domestic lines as private. Please label the sanitary sewer laterals as private.
13. Sheet C101 shows an unidentified structure within an easement. The location of this structure is on the southwest corner of the sheet. The bigger question, however, is what is the purpose of this easement? It does not appear that any City-owned utilities are planned within this easement.
14. The alignment of the public sanitary sewer and public water line will be addressed under a separate comment letter. These will be provided no later than July 8th. As such, please be aware that it may affect the Final Development Plan.
15. Sheet 501: The detail for asphalt pavement does not meet the standards set forth in the Unified Development Ordinance Article 12, "Parking". Either flyash stabilized subgrade, or geogrid is required in addition to the compacted subgrade.
16. Sheet C501: The detail for curb and gutter does not meet the standard detail contained within the Design and Construction Manual. Aggregate base, subgrade stabilization/geogrid, and compaction is required a minimum of one (1) foot beyond the back of curb rather than 6" beyond the back of curb.
17. An erosion and sediment control plan appeared missing from the Final Development Plan.
18. The detail for sediment fence is no longer allowed in Lee's Summit. Sediment fence must be machine laid, and the base cannot be backfilled as shown.
20. General Comment: The public stormwater portion shown on the Final Development Plan should be included in the public street and stormwater plans submitted on June 21st, and to be reviewed separately. Comments on these plans will be provided no later than July 13th.
21. The storm sewer shown on the north end of the project (i.e., see sheet C101) would appear to be better suited as a private stormwater line. As such, no utility easement would be desired, and it should be labeled as private. Details

should be provided on this line concerning end of pipe, energy dissipation, etc. Since it is a private line rather than a public line, these details should be included in the Final Development Plan.

22. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Provide a complete water utility plan. Include the locations of fire mains to the building sprinkler systems and backflow valves and vaults.

2. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: Show the location of the fire department connection (FDC) for each building in relation to a fire hydrant.

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Provide a water study.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572

mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required: The width of the fire lane next to the buildings shall meet this requirement. The width requirement includes the drivable surface only.

5. 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.

6. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required: Provide a detail for the island in the fire access lane.

7. 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 2012 International Fire Code .

8. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: Show where fire lanes will be posted.

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