

PLANNING AND DEVELOPMENT

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

Date: Friday, September 23, 2016

To:

Applicant: NORTH POINT DEVELOPMENT

Email:

Fax #: <NO FAX NUMBER>

Engineer: THHINC MCCLURE ENGINEERING CO

Email:

Fax #: (573) 814-1128

Architect: NSPJ ARCHITECTS

Email:

Fax #: <NO FAX NUMBER>

Property Owner: TOWNSEND SUMMIT LLC

Email:

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: 800 NW WARD RD, LEES SUMMIT, MO 64086

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 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 stormwater 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.

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. Revised architectural plans were not received with previous resubmittal. Comments #1 and #7, from the previous comment letter, have not been addressed since revised architectural plans were not submitted.
2. In the revised plans, include a breakdown of the number of parking required and provided (further break this down by # spaces surface, # spaces detached garage, # spaces attached garage, and # spaces carport).
3. The ADA sign detail was not revised (comment #6 on the previous comment letter). The description is correct, but the detail is still incorrect.
4. Provide a spec sheet for lighting type "SL11".

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment #7 of the applicant letter dated July 26, 2016. The note concerning the backflow method for the fire line did not appear to have been changed. Two (2) backflow vaults should be shown at both connections to the public main on Donovan Rd. The location of these backflow vaults should be outside any easement or right of way, on the private side.
2. Please refer to comment #8 of the applicant letter dated July 26, 2016. A backflow vault and backflow assembly should be shown at both locations where the private fire line is connected to the public water main on Donovan Rd.
3. Please refer to comment #10 of the applicant letter dated July 26, 2016. No response was given concerning the irrigation meter being shown at a significant distance from the domestic water meter. Is there any reason the two meters cannot be closer together?
4. Please see comment #12 of the applicant letter dated July 26, 2016. Manhole A3 should be shown as a five (5) foot diameter manhole, but it is still being shown as a standard four (4) foot diameter manhole.
5. The Engineer's Estimate of Probable Construction Costs dated Sept. 14, 2016 appeared to be missing the following items: 1) backflow vaults and backflow assemblies, 2) final restoration, including sodding, seeding, fertilizer, mulch, and 3) erosion and sediment control measures and devices.

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 2012 International Fire Code.

For information only. FDP Conditions are also to be reviewed during review for the building permit.

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. The FDC was not shown on Building #4. If positioned near the location of the fire main, it will meet requirements.

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