

PLANNING AND DEVELOPMENT

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

Date: Tuesday, May 27, 2014

To:

Applicant: Residences at New Longview, Email: brad@northpointkc.com
LLC

Fax #: <NO FAX NUMBER>

Property Owner: M-III LONGVIEW LLC Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE
INFRASTRUCTURE CONSULTING

Email: MSLUTTER@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

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

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.

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:

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

2. LIGHT FIXTURES. All exterior light fixtures shall have full cut-offs so as to direct light downward and so the light source is not visible from off the property. The proposed fixture called out as "SL1" does not meet the full cut-off

requirement. This comment was made on the original submittal, but a revised plan sheet was not resubmitted. Provide a copy of plan sheets (ME2.01 and ME2.02) showing the required revision.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Sheet C3: The existing fire hydrant located at the NW Kessler Dr. entrance is labeled as "relocate hydrant clear of sidewalk if necessary". This fire hydrant and valve are within the limits of the sidewalk/ADA-accessible ramp and will need to be moved. Please show their new locations, including the valve and fire hydrant. Ensure they are within the right of way or an easement. If this is not possible, a separate easement may be dedicated by a separate document.
2. Sheet C13: The same comment as discussed above (i.e., Engineering comment #1) applies to this sheet. Please revise as appropriate. The valve should also be moved clear of the sidewalk.
3. Sheet C13: What is the plan for the existing junction box near the entrance at NW Kessler Dr.? Please keep in mind that the maximum cross slope across the driveway at this entrance is 2.0%, and it is doubtful that this junction box can remain "as-is" without modification.
4. Sheet C14: Please see comment #3 above concerning the modification of the existing junction box. Please describe the work to be done on this sheet.
5. Sheet C14: Is there a junction box at the northeast entrance to Kessler Dr.? The same comment that applies to the junction box to the west applies to this additional junction box. It is likely this box will need to be relocated out of the ADA-accessible ramp, and the elevation will need to be adjusted as appropriate. Please note what will be done at this location.
6. Sheet C14: There are instances where it appears the domestic water service is connected to the fire line. To reduce the likelihood of this occurring, please provide a separate domestic water line plan as Sheet C14a (or equivalent), and remove the domestic water service from Sheet C14. Alternatively, you may use a different lineweight to distinguish between the two.
7. Fire access lanes are subject to a different requirement for pavement thickness than drive aisles and parking stalls. The difference is that fire access lanes require a 6 inch base course rather than a 5 inch base course (i.e., for a total of 8" of asphaltic concrete pavement on a prepared subgrade). Please change the detail accordingly, and please show the locations of fire access lanes on the site layout plan.
8. Engineer's Estimate of Probable Construction Costs dated 5/6/2014: A vault was missing from the 8" backflow preventor assembly. Typically, the estimated costs for this item based on previous projects has been between \$7,500 and \$10,000. The fire hydrant unit price was low based on previous projects. The paving subgrade preparation work item did not appear to include the area beneath the curb and gutter and one (1) foot beyond the back of curb. A separate unit price should be included for the fire lane access (i.e., the 8" asphaltic concrete pavement section). Finally, junction box modifications were not included.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

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- An automatic fire sprinkler (suppression) system is required in accordance with the 2012 International Fire Code.

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

- 1.The fire area exceeds 5,000 square feet (464 m2).
- 2.The fire area has an occupant load of 100 or more.
- 3.The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Based on review of the building permit plans and discussion by the reviewer with the project architect , the indicated use of the clubhouse includes banquets/parties with an occupant load of greater than 100. The building shall be provided with an automatic fire sprinkler system and appurtenances such as, FDC, fire main, alarm notification ,and a fire hydrant within 100 feet of the FDC.

May 27, 2014 Per Brad Haymond with Northpoint, The entire space is not rented out or leased for special events such as banquets or parties. The space meets the requirements of a Group A3 Occupancy and a sprinkler system will not be required as part of this project.

3. 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.

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