

PLANNING AND DEVELOPMENT

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

Date: Tuesday, July 08, 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: 3301 SW KESSLER DR, LEES SUMMIT, MO 64081
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:

Approved: See below for any conditions of approval.

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.

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.

Engineering Review	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 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 Apartments 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.

Fire Review	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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$58,238.80 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.

2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

5. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
6. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Administration Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.
7. Please be aware that the City will not provide the water meter vault as indicated on the plans. This vault will need to be designed and supplied by the applicant.

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