

PLANNING AND DEVELOPMENT

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

Date: Tuesday, January 17, 2017

To:

Applicant: ARCHVIEW INVESTORS, LLC

Email: JKELLIHER@CITYSCAPERESIDENTIAL.COM

Fax #: (317) 789-8800

Property Owner: PARROT PROPERTIES INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Fax #: (913) 393-1166

Applicant: RACHEL ROWLAND

Email: RROWLAND@CITYSCAPERESIDENTIAL.COM

Fax #: (317) 789-8800

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016223

Application Type: Residential Final Development Plan

Application Name: VILLAGE AT VIEW HIGH APARTMENTS

Location: 11345 SW VIEW HIGH DR, LEES SUMMIT, MO 64081

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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated September 22, 2016, sanitary sewer improvements, and waterline improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.
2. A final plat shall be reviewed, approved and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
3. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.

It appears the monument sign located along the corner of SW View High Drive and SW Kessler Drive is within the 25' Gas Easement that runs parallel to SW View High Drive, please shift the sign out of the easement.
4. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated September 22, 2016.
5. Off-site easements shall be secured and executed prior to the issuance of a building permit.
6. Addressing. See the accompanying sheet for building addressing.
7. Sidewalks along SW View High Drive, SW Kessler Drive, and SW Village Park Drive shall be constructed as part of the apartment development. On Sheets 06 and 09, remove the sidewalk by others label as this is required to be installed during the apartment construction.
8. Within the site data table (Sheet 04), remove the "proposed" zoning label as this site has already been rezoned to the PMIX zoning district.
9. On Sheets 05-09, the parking space dimension appears to be about 15' from back of curb. The minimum depth for a parking space (adjacent to a 6-foot sidewalk), is 17', please revise.

10. Provide the color palette for the proposed apartments, clubhouse, garages, maintenance building, and trash enclosures.

11. The detached garage elevations need to incorporate 4-sided architecture. The rear elevation is shown as 100% fiber cement panels. Please incorporate some additional architectural features to break up this space.

12. Several of the proposed retaining walls will require submission of engineered drawings and additional building permit review.

13. The proposed retaining walls along View High Drive appear to either be in the 25-gas utility easement or very close. The proposed geogrid needed for a portion of this wall will encroach into this easement. Please provide approval verification from the Gas company that this is permissible and or shift the wall further to the east.

In addition it appears the retaining wall located in the southeast corner is encroaching to the 15' UE depending if geogrid is needed within the easement.

14. The proposed trees along SW View High Drive are within the 25' Gas Easement. Please revise the landscape sheet to indicate these trees are of an ornamental variety rather than a Lacebark Elm.

15. During the site inspection and prior to the issuance of an occupancy permit for this site, staff will determine if additional shrubs or other landscaping is needed within the tree preservation area (to fill in gaps for this high impact buffer area).

16. Label the street names for all streets on Sheet LS1.

17. Please provide a phasing plan for the apartment development.

18. The accessible sign detail references additional model types. Please reference the R7-8 model only (white background and green border), this includes the van accessible portion, where applicable. Also, revise the mounting height to show a minimum of 3' and max of 5' above grade, measured to the bottom of the R7-8 sign.

19. When resubmitting, we do not need Sheets A1 thru A14.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A gate valve should be shown prior to the backflow vault. The backflow vault should be placed outside any public easement or right of way, preferably within five (5) feet of the right of way or easement line. It appears that the backflow vaults may be encroaching upon the easement, and it does not appear that a valve was provided prior to the vault.

2. There appears to be confusion on the pavement requirements for drive aisles versus parking stalls. The Unified Development Ordinance (UDO) Article 12 "Parking" does not differentiate between parking stalls and driving aisles (i.e., the pavement section is the same for both), but does differentiate between emergency access and freight access. Please see the UDO for specific requirements for each, and show the location of the emergency access on the site plan.

3. Please refer to the comments related to the street plans for Kessler Drive. The comments would, in particular, relate to the grading shown on Sheet 11 in the vicinity of Kessler Drive.

4. All Sheets Related to Sanitary Sewer: An overall plan view (i.e., on one sheet) should be provided showing the scope of the interior sanitary sewer lines in plan view. It is difficult to obtain a clear reference to the individual plan and profile sheets without an overall plan view of the system.
5. All Sheets Related to the Sanitary Sewer: Please label all of the interior sanitary sewer lines as "PRIVATE".
6. Sanitary Sewer Service Plan Sheets: Have the pipe sizes been reviewed by the Codes Division to ensure they are of sufficient size and slope to comply with the building code?
7. Water Line Plans: An overall plan view (i.e., on one sheet) should be provided to show the scope of the fire line.
8. All Sheets Related to the Fire Line: Please provide sufficient notes denoting the fire line as "PRIVATE".
9. Fire Line Plans: Is there a particular reason that ductile iron pipe is being specified? The City would encourage the use of C-900 wherever possible.
10. There are numerous references to a "blow off assembly". The City does not allow blow-off assemblies, so it is unclear what this is referencing.
11. All Sheets Related to Storm Sewer Plan and Profile: Please provide an overall site plan showing the storm sewer.
12. All Sheets Related to Storm Sewer: Please provide the hydraulic grade line for the design storm on the profile views.
13. All Sheets Related to Storm Sewer: Please provide sufficient notation denoting the system as "PRVIATE".
14. Sheet 26: The pipe from point 8 to point 9 is shown with a slope of 13%. The velocity for the design storm is shown as 34 ft/sec. This is over 50% higher than allowed by the Design and Construction Manual. In addition, there is no provision for sufficient energy dissipation at the end of the flared end section, and this area will likely experience severe erosion issues.
15. Sheet 29: The same comment (above) would apply to the pipe segment between point 107 and 108.
16. Standard Details: It appears the following were missing from the standard details: 1) storm inlet structures, 2) toe wall details, 3) fire hydrant details, 4) valve box details, 5) curb and gutter details, including the requirement that the area one (1) foot beyond the back of curb include either flyash stabilized subgrade or geogrid, and aggregate, 6) manhole details, 7) backflow vault and backflow assembly details, 8) ADA-accessible ramps at specific locations, 9) sidewalk typical sections with cross-slope no greater than 1.5%.
17. The typical section for pavement includes the note "stabilized subgrade". We want to make you aware that geogrid can be used in lieu of flyash stabilized subgrade.
18. A specific design will be required for the 3" water meter vault(s). This is not a standard size meter vault.
19. Sheet 37 and 38: Please increase the size of the plan view. It is difficult to read in full size view, and will be impossible to read at half size scale.
20. It does not appear there is any mention of the use of turf reinforcement mat anywhere on the project. Would this be warranted based on the excessive slope?

- 21. General Comments Concerning Retaining Walls: The geogrid should not extend into any easement.
- 22. Commercial entrances should be specified as 8" KCM MB mix concrete from the right of way line to the sawcut in the public portion of the pavement.
- 23. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total site work. Items to include in the estimate would include: 1) water lines and valves, 2) thrust blocks and fittings, 3) valve boxes, covers, 4) sanitary sewer lines and connections to the main, 5) sanitary sewer manholes, 6) storm lines greater than 6 inches in diameter, 7) storm structures, including inlets, flared end sections, energy dissipation measures, 8) rip rap if used, 9) turf reinforcement mat, 10) grading to establish proper drainage, 11) grading for parking lots, 12) compaction of subgrade, 13) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 14) aggregate base, including the area one (1) foot beyond the back of curb, 15) 8" thick KCM MB approaches, 16) ADA-accessible ramps, 17) pavement, 18) curb and gutter, 19) public sidewalk, 20) erosion and sediment control devices and measures installed to conform to the erosion and sediment control plan, 21) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil, and 22) any other item(s) necessary to complete the site work.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.
- 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: Provide a hydrant for buildings 6 and 8 that meet this requirement.

Remove the second FDC shown on building 14.

- 3. 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.

IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Areas in front of buildings, fire hydrants, FDC's, and other required fire lanes shall be posted.

- 4. 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: Water main size for the sprinkler system(s) shall be determined by water flow requirements for the sprinkler system. Confirm with designer.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. No comments on the FDP. However, the FDP should be reviewed in consideration of comments provided regarding the street design for any conflicts.