

PLANNING AND DEVELOPMENT

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

Date: Tuesday, February 14, 2017

To:

Applicant: ARCHVIEW INVESTORS, LLC

Email: JKELLIHER@CITYSCAPERESIDENTIAL.COM

Fax #: (317) 789-8800

Property Owner: PARROT PROPERTIES INC - John Bondon

Email: jrbondon@gmail.com

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: MERIDIAN AT VIEW HIGH APARTMENTS (VILLAGE AT VIEW HIGH)

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. Provide the color palette for the proposed apartments, clubhouse, garages, maintenance building, and trash enclosures.			
2. Revise the street name on Sheet 9, SW Kessler Drive is misspelled.			
3. FYI. 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.			
4. FYI. A final plat shall be reviewed, approved and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.			
5. FYI. The development shall be subject to the recommendation of the Transportation Impact Analysis report dated September 22, 2016.			
6. FYI. Off-site easements shall be secured and executed prior to the issuance of a building permit.			
7. Ref: PL2016223 Upon review of the sanitary sewer plans included in your FDP submittal I believe the 8" common lines may be undersized based on estimated Drainage Fixture Units. Please request from the design professionals a detailed sewer piping plan that includes Drainage Fixture Units for each unit per 2012 IPC Table 709.1 as well as all pipe sizes per Table 710.1(1). In lieu of this prescriptive design method, we would accept an Engineered Systems report based on the provisions of 2012 IPC Sections 316 and 714.			

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment #3 of the applicant letter dated Jan. 17, 2017. The grading along Kessler Drive should follow what is shown on the approved engineering plans for Kessler Drive. The plans for Kessler Drive, however, are not yet approved and the City is awaiting a resubmittal of these plans. In general, there were comments related to

excessive slope in certain areas, and it will likely have an affect on the grading and placement of infrastrucfure on this site to the extent that the Final Development Plan will change. For the moment, this item will remain unresolved until such time the Kessler Road plans are approvable.

2. One of the smaller private sanitary sewer laterals are shown with a "direct-connect" to a manhole in the northeast portion of the project. The only instance where this would be allowed is the case where larger (i.e., manhole-to-manhole) system is installed, which is the case in the majority of this system. This single instance in the northeast corner of the project, however, is not allowed. Please revise the plan to show a cut-in wye connection a minimum of 4 feet beyond the manhole.

3. Off-Site easements for sanitary sewer will be required prior to approval of the Final Development Plan.

4. Approval of the off-site public water line and off-site traffic improvements, on-site public water line, on-site sanitary sewer line, and on-site street and stormwater plans for Village at View High will be required prior to approval of the Final Development Plan.

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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.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.