
PLANNING AND DEVELOPMENT**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, March 02, 2017

To:

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Property Owner: M-150 Echelon Land
Development, LLC

Email: David@summitcustomhomesks.com

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017026

Application Type: Commercial Final Development Plan

Application Name: RESIDENCES AT ECHELON

Location: 350 SW M 150 HWY, LEES SUMMIT, MO 64082

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. Monument signs cannot be located within utility easements.
2. Water lines shown on the architectural site plans do not appear to match those shown on the engineering/civil plan sets. Please reconcile.
3. Clearly label all structured parking types (i.e., carport or garage).
4. Lighting. Per condition #2 of the ordinance which approved the preliminary development plan for this development: "All light fixtures shall be LED". SL3 is called out as compact fluorescent. SL3 shall be changed to a LED light fixture to meet the ordinance.
5. Provide updated documentation showing how the sustainability standards are being met.
6. The building plans indicate several ground-mounted mechanical units around the clubhouse which are not shown on the final development plan. Ground-mounted units shall be screened with landscaping and/or masonry wall per Section 7.180.F of the UDO. Please revise plans accordingly.
7. Call out top of wall elevations for all proposed retaining walls. Retaining walls over 4-feet in height require a structural permit.
8. Addressing. Addressing is being assigned as follows:
Bldg #1 3520 SW Hollywood Drive
Bldg #2 3540 SW Hollywood Drive
Bldg #3 3570 SW Hollywood Drive
Bldg #4 3590 SW Hollywood Drive
Bldg #5 3580 SW Hollywood Drive
Bldg #6 3560 SW Hollywood Drive
Bldg #7 3530 SW Hollywood Drive
Bldg #8 3510 SW Hollywood Drive
Monument closest to SW Hollywood Drive shall be 3514 SW Hollywood Drive, and the monument closest to SW Cheddington Drive shall be 3584 SW Hollywood Drive.
The clubhouse shall be 3550 SW Hollywood Drive.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The Final Development Plan submittal package did not appear to include: 1) public water line improvements along Hollywood Dr. and Cheddington Dr., and 2) public sanitary sewer improvements along Cheddington Dr. These plans must be submitted and approved before approval of the Final Development Plan.

2. Substantial changes are needed in regard to the interior fire line service, domestic water service, and sanitary sewer service. As discussed previously, and as a condition of the Preliminary Development Plan, all interior sanitary sewer lines and interior fire lines should be designated as "private". A backflow vault and backflow assembly must be installed at each connection to the public water line along Cheddington Dr. and Hollywood Dr., and all interior sanitary sewer manholes and sewer lines should be designed as "private". A manhole near the southwest corner of the project should be designated as the end of public service.
3. The erosion and sediment control plan lacked a temporary sediment basin. It appears this is warranted. Please show the location of the temporary sediment basin, and design details on the outfall structure.
4. The Final Restoration Plan portion of the erosion and sediment control plan did not appear to resemble any sort of "final restoration". Notes were provided showing the locations of gutter buddies, and other erosion and sediment control measures, but no provision for removal, final restoration, etc.
5. The erosion and sediment control plan shows extensive use of silt fence, but it does not appear to be designed correctly. In general, silt fence should be placed along contour lines, rather than as shown on the plan. The ends of the silt fence should be curled upslope.
6. A pavement plan, curb and gutter plan, typical pavement sections, typical curb and gutter sections with subgrade design, and all other elements contained within a site plan appeared to be missing from the plan set.
7. A grading plan for the detention basin was missing.
8. A final stormwater detention study was not included in the submittal package. The results of the detention study should match what is shown on the design details of the outlet structure.
9. The retention basin outlet structure detail is included on the Utility sheet. This does not appear to be a logical location for such a feature since it is not a "utility".
10. The retention basin outlet structure does not include any details of construction, such as steel reinforcement, manhole frame and lid, construction material, wall thickness, steps, etc.
11. The detail for the retention basin outlet structure includes section views, with no reference to the various sections in the form of a plan view with section cuts.
12. An off-site, private drainage easement from the school district shall be required prior to approval of the Final Development Plan. Please submit the proposed language for the private easement prior to execution and recording.
13. An agreement for the acquisition of a future sanitary sewer easement shall be executed with the school district. This agreement must be in a form which is agreeable to the City, and shall be executed and recorded prior to approval of the Final Development Plan.
14. There appear to be two (2) cover sheets for water line and sanitary sewer improvements. It is not clear why these have separate cover sheets, since both of these interior improvements shall be private. In other words, these improvements should be shown within the Final Development Plan without a separate cover sheet.
15. Is there a particular reason that a Master Drainage Plan is provided? Would it be better to re-title these sheets as "Grading Plan", "Drainage Area Maps", and "Drainage Calculations"?

16. Numerous drafting issues exist within the private sanitary sewer plans. Manholes are shown sticking out of the ground, and in some cases are shown below grade.

17. The location(s) of domestic water meter(s) were not shown. These water meter(s) should be shown within the right of way, or an easement. It is acceptable to provide sub-metering after the master meter(s).

18. Are there any irrigation meters proposed for the project? If so, please show their location.

19. As per Codes, 2012 IPC 708.3.2 Building sewers: Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 8 inches and larger, manholes shall be provided and located not more than 200 feet from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet apart. Manholes and manhole covers shall be of an approved type. Please update sewer plan to demonstrate compliance.

20. Additional comments may be forthcoming based on the incomplete state of the Final Development Plan.

21. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. This estimate should include only the items necessary to construct the improvements shown in the Final Development Plan (i.e., not the public improvements). This estimate is used to calculate the Engineering Plan Review and Inspection Fee, and is calculated at 3% of the total site work, plus a "per trip" fee for the observation and collection of water samples.

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 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.

Action required: Post drive lanes.

3. 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: Show the location of the FDC's on the plans and a hydrant within 100 feet.

4. Provide a detail for the island in the roundabout.

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