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

Date: Friday, March 31, 2017

To:

Property Owner: ALDERSGATE METHODIST
CHURCH

Email:
Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

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. Revised architectural drawings shall be submitted to address comments #2 and #6 from the previous letter (dated March 2, 2017).

2. Revised electrical plans shall be submitted to address comment #4 from the previous letter.

3. Water line. It appears that the water line located on the eastern side (near SW Hollywood Drive), which runs east-west between buildings 7/8 and 1/2, was moved south. When this line was moved south the water line to building #8 was not extended and the water line to building #1 was not adjusted (it now goes past the east-west water line). Adjust as needed on all affected plans.

4. Clarification is needed for the size of the sidewalk on the north side of the club house. Is it 5' or 6', or 6' and then transitioning to 5' (like it appears to be on the southern side of the club house)?

5. 2012 IBC 1013.2 – Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Guards are required at retaining walls over 30" above grade when walking surfaces are within ten (10) feet of the high side of the retaining wall. (As amended by the City of Lee's Summit. See code section for possible exceptions.)

Action required: Provide guards at pond compliant with 2012 IBC chapter 1013.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Macro Storm Water Drainage Study" dated Mar. 21, 2017 appears to contain contradictory statements in the first section versus the conclusions section. It appears the detention basin will not be able to achieve the release rate specified in Section 5600 of KCAPWA. Finally, is a CN value of 84 appropriate for this site?

2. Sheet C.001: Public easements appear to be shown for the interior sanitary sewer lines. Please remove these easements so there is no confusion on the ownership of these facilities.

3. Sheet C.001: The fire line connection and backflow vaults are not shown correctly. a separate tee is required for each connection to the public water line, and the domestic water meter cannot be connected to the fire line since the water line is on the same side of the street as the connection point.

4. Sheet C.001: The sanitary sewer line did not appear to be shown on this sheet, but rather, the outline of easements appear to be shown. Please show the location of the sanitary sewer lines, including the short segment of public sanitary sewer. Please label each as public or private as appropriate.

5. Sheet C.001: There is an erroneous note under "Water Main Improvements" stating that "the existing 8" water main located on the east side of Lot 1 will be extended along the east side of the proposed Cheddington Drive and run easterly along the north line of Lot 3 to create a loop with the water on Hollywood Drive. The water main will be extended along the east side of Lots 2 and 3 from M-150 Highway to the northeast corner of Lot 3." The loop will not be constructed in this fashion, but rather, the private interior fire line loop will serve as the loop. Please remove the note since this is not valid.
6. Sheet C.001: The storm water quality note specifies that "native plantings" will be used to address stormwater quality, but the plans do not reflect this. Either delete this note, or provide details concerning the native plantings.
7. Sheet C.100: The interior sanitary sewer line is shown installed within a public easement. Please remove the interior sanitary sewer easements as appropriate.
8. Sheet C.100: ADA-accessible ramps were not shown on the west entrance. Please label, and provide a site-specific design for the ADA-accessible ramps across the two (2) commercial entrances. The City will no longer allow for "in-the-field" design of ADA-accessible ramps, and a site-specific design is required. Please refer to Section 5300 of the City of Lee's Summit Design and Construction Manual for specific requirements. The KCAPWA standard details for ADA-accessible ramps are no longer valid in the City of Lee's Summit due to their lack of compliance with PROWAG.
9. Sheet C.100: Pavement and curb and gutter is shown north of the two (2) commercial entrances. It was our understanding these were not paved, Please remove these features.
10. All Sheets: Pavement and curb and gutter are shown on the northern extension of Cheddington and Hollywood Dr. It was our understanding this was not going to be constructed with this project.
11. All Sheets: Please remove the public sanitary sewer easements shown within the interior of the project, with the exception of the public segment near the southwest corner of the project.
12. Sidewalk appears to be shown along the northern extension of Cheddington Dr. and Hollywood Dr. It was our understanding these portions of the roadway were not to be constructed.
13. Comment Concerning the Retention Pond: A retaining wall is shown for the pond. What provisions are being implemented to prevent residents from falling into the pond? It would appear a fence would be required as per the building code. Please contact Joe Frogge concerning the requirement for a safety railing or fence.
14. Please title the "Master Drainage Plan" as "Grading Plan". A Master Drainage Plan is not required for this project.
15. Sheet C.206: A Guard Rail is shown, but it is not clear where this will be installed. It is not clear whether this guard rail will meet code requirements. Please contact Joe Frogge for additional information.
16. Sheet C.206: How far will the geogrid be installed on the back side of the segmental walls? This does not appear to be shown. Please be aware this retaining wall must be approved by Codes. Please contact Joe Frogge for additional information.
17. Sheet C.207: What provisions for anti-clogging are being proposed for the lower 8" orifice?

18. Sheet C.207: The top of the detention basin outlet structure is shown at 1005.5, matching up to a proposed grade of 1006.0. Will a small "retaining curb" be installed to make the 6 inch difference? Without it, it does not appear it will be able to match the proposed grade.
19. Sheet C.300: A private storm drainage easement is shown from the School District, but we have not yet received it. This will be required prior to approval of the FDP.
20. All Stormwater Sheets: Hydraulic grade lines for the design storm do not appear to be shown for any of the profile views.
21. Profile views of the stormwater system do not appear to show any utility crossings.
22. A profile view of the stormwater segment from CI 1-3 to the flared end section did not appear to be present in the plan set.
23. Sheet C.400: The sanitary sewer general layout plan should specifically show the private sanitary sewer, and the public sanitary sewer. It will not be necessary to submit a separate public sanitary sewer plan for this short segment, but rather, include it within the street and stormwater plans since an MDNR permit is not required.
24. Sheet C.401: A separate profile view should be provided for the public segment from MH A-1 to MH A-2. Sufficient notes should be provided which call-out the removal of existing City manhole #57-041. This should be included within the street and stormwater plan set since an MDNR permit is not required.
25. Sheet C.401: The plan view shows MH A-1 as being the "end of public service." The end of the public sanitary sewer line is actually at MH A-2.
26. Sheet C.401: The profile view of Sanitary Sewer Line B appears to be missing the FL In elevation from the east.
27. Sheet C.403: Casing pipe is shown, but it does not appear this is needed for the project. If not, please remove the detail.
28. Sheet C.403: A drop manhole detail is shown, but it does not appear that any drop manholes will be used on the project. If not, please remove.
29. It appears the City standard trench check detail was missing from the detail sheets, and it did not appear that sufficient notes were provided concerning the construction of trench checks on laterals.
30. Sheet C.402: The font size for the sanitary sewer service lines are too small. They are illegible at the half size. Please ensure the font size is legible at the half size scale. Finally, the symbol for "CO" should be defined on a legend.
31. Sheet C.500: This sheet and subsequent sheets for the interior fire line and domestic line need substantial changes. for instance, a separate tap is required for the domestic service line. It is not clear why an 8" domestic water meter is being called-out. The fire line will require a separate tee connection.
32. Sheet C.500: If using a 3 inch or greater size domestic meter, a special design will be required for the meter pit.
33. Sheet C.500: Please add sufficient notes stating that the public lines along Cheddington Dr. and Hollywood Dr. are part of the separate construction plan set for the public infrastructure improvements along Cheddington Dr. and Hollywood Dr.

34. Sheet C.500: The notes at the upper right side of the sheet state that the 6" fire line shall be DIP. Why is this being specified rather than C900?
35. Sheet C.500: Note 1 states that the domestic 2" water service lines shall be tapped into the fire service line. This is not allowed.
36. Sheet C.500: It appears the domestic water service lines are shown connecting to the fire line. This is not allowed. It is possible to provide sub-metering within the development, but a separate domestic water line should be installed within the development.
37. Sheets C.501 through C.503: These sheets should be labeled as "Private Fire Line". As previously discussed, the domestic service lines will require significant revision since they cannot connect to the fire line. It is not necessary to provide a profile view of the domestic lines, but a plan view at a minimum. A profile view of the private fire line, however, is required.
38. It did not appear that utility crossings were shown on the profile views of the water line, storm lines, or sanitary sewer lines. Please show these to determine whether utility conflicts exist.
39. The half size set was not legible due to an odd color scheme. Please consider another color scheme, or use black and white.
40. An Engineer's Estimate of Probable Construction Costs appeared to be missing from the plan set.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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: The FDC's are not shown on either the Site Plan or Water General Layout plans. Show the location of the FDC to a hydrant within 100 feet for each of the buildings. Coordinate with the sprinkler contractor for proper design in relation to riser location. Contact or office at (816) 969-1303 if you have any questions.

2. The curb on the island in the roundabout shall be a CG-2 roll back curb.

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