

PLANNING AND DEVELOPMENT

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

Date: Friday, June 23, 2017

To:

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Property Owner: ALDERSGATE METHODIST
CHURCH

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Property Owner: DAVID PRICE (Summit Custom
Homes)

Email: david@summitcustomhomeskc.com

Fax #: (816) 246-2662

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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services 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	No Comments
Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please refer to comment #1 of the previous applicant letter dated May 12, 2017 (hereinafter referred to "the applicant letter"). Sheet C.500 still shows a 6" interior fire line, when an 8" fire line is required. Please note that Sheet C.502 appears to show the 8", but Sheet C.500 does not.
2. Please refer to comment #1 of the previous applicant letter. Sheet C.500 shows interior water meters, which is in direct conflict with comment #1 of the previous applicant letter. The water meters should be placed within the right of way or an easement along the right of way. If sub-metering is needed, then this should be clearly-shown on the plans as "sub-meter", or equivalent. Finally, there is a note on Sheet C.500 stating "public water main 1" in the northwest portion of the project. This is not a public main. All interior water lines, including the interior domestic lines, are considered private.
3. Please refer to comment #2 of the previous applicant letter. The ADA-accessible ramps are not sufficiently detailed. Section 5304.8 contains specific requirements which must be included in the plans. Please review Section 5304.8, and provide the information shown on the fourteen (14) bullet points. The design must also follow the design criteria shown on Table LS-5, but simply including it within the plan set is not sufficient. This table is intended for use to comply with the fourteen (14) bullet point items included in Section 5304.8.
4. Please refer to comment #6 of the previous applicant letter. Inlet 7-3 appears to be surcharging, with no provision for an emergency overflow route. In other words, it appears this area will flood adjacent dwellings. An overflow route must be established for this area.
5. Sheet C.208: As specified in previous applicant letters, the APWA standard detail for ADA-accessible ramps should be removed.
6. Sheet C.404: The requested detail was provided for the public sanitary sewer lid, but not for a private sanitary lid. Provide a blank lid for the private sanitary sewer lid, with a note stating that the blank lid will be used for all private sanitary sewers and private stormwater structures.
7. Sheet C.507: The requested detail for the backflow vault does not comply with the City of Lee's Summit standard drawing for a backflow vault. It is recommended that this detail be copied and pasted into the plan set, along with the method used to drain the vault (i.e., either by a aggregate sump or daylighted).

8. Please refer to comment #13 of the previous applicant letter. A typical detail for pipe trenching was not provided for the sanitary sewer, water line, or storm lines.

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 .

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.

Actions required:

1. Move the fire hydrant from the east side of the roundabout south of Building 7 to the island the east, south of Building 8.
2. Show the location of the FDC on Building 4.
3. Move the FDC closer to the corner of Building 3 to meet the 100'.

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