

PLANNING AND DEVELOPMENT

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

Date: Monday, July 24, 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: SHERRY CAMPBELL

Email:

Fax #: <NO FAX NUMBER>

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. 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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Engineering Review	Gene Williams (816) 969-1223	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 infrastructure 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.

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.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Revised plans to remove the exterior stairs on the north side of Building #9.

Revised plans are approved.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter. The grading to the northwest of the sweeping bend of Kessler Dr. must match the plans prepared by Engineering Solutions dated July 10, 2017. As shown, the grading to the northwest of the sweeping bend of Kessler Dr. does not match the plans prepared by Engineering Solutions in any way. It is not clear whether this will affect other aspects of the Final Development Plan.

2. The Engineer's Estimate of Probable Construction Costs dated July 5, 2017 should be broken down with sufficient detail, rather than lump sum costs for each item. For instance, storm sewer should be broken down with a "per linear ft." cost, for each type of pipe, along with an "extended cost". This should be followed for all other items within the estimate.