

PLANNING AND DEVELOPMENT

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

Date: Monday, April 09, 2018

To:

Applicant: CEAH REALTORS

Email:

Fax #: (816) 875-0051

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Fax #: (913) 451-9391

Property Owner: RPWC HOLDINGS LLC

Email: matcheson@ceahrealtors.com

Fax #: (816) 875-2302

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2018038

Application Type: Commercial Final Development Plan

Application Name: Chapel Ridge Townhomes, Phase II

Location: 3620 NE AKIN DR, LEES SUMMIT, MO 64064

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 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 Development Services 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", 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	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Sheet C3.1: It appears that the minimum drop required through a MH is not met at MHs A2-1 & A2-2. Please review and revise as needed. **Corrected, done.**
2. Sheet C3.1: Please provide separation information between the existing waterline crossing each storm sewer line to verify adequate separations are maintained. **Done.**
3. Sheet C3.2: Please delete the storm pipe labels and partial label that are shown. **Done.**
4. Please relocate the "10' Easement" and "Property Line" labels along the west side of the lot and the "10' Easement" and "Building Line" labels along the east side of the lot for clarity throughout the plan set. **Done.**
5. There is a portion of sidewalk shading that appears to be blanked out by a dimension near Building 13 throughout the plan set. Please revise. **Corrected, done.**
6. There is a "F.H. (relocated) label south of Building 17 that doesn't point to anything. Should there be a FH shown there? If so, please revise throughout the plan set. **Corrected, done.**
7. There are missing valve/vault graphics in each location they should be included. Please revise throughout the plan set. **Done.**
8. The portion of existing sanitary heading north into Phase 1 from the Phase 2 connection point is shown as proposed by line type. Please revise throughout the plan set. **Done.**
9. Please check the proposed contours east of Building 11 throughout the plan set and revise as needed. **Corrected, done.**
10. Include City of Lee's Summit standard details for storm, sanitary, and water. Remove the KCAPWA Curb Inlet detail. **Details have been revised, done.**
11. It is unclear where the different types of paving are located. Please clarify. **Pavement types have been clarified on plans.**

12. Engineer's Estimate of Probable Construction Costs: **See updated Estimate of Probable Const. Costs, attached.**

- Revise to clearly match the pavement items included in the plans in both type and dimension specified.
- Include items for sanitary sewer construction.
- Include items for connection to existing for storm, sanitary, and water.
- Verify the 15" HDPE quantity shown and revise if needed.
- Include an item for FH relocation if included in this plan set.
- Include separate items with quantities for all erosion control rather than a lump sum item.

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. All roads and hydrants shall be installed before construction is allowed beyond the foundation. **Acknowledged.**

3. 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.

Note 10 on site plan A1.1 requires contractor to provide and install signs on both sides of roads.
The roads shall be marked.

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