LEE'S SUMMIT
MISSOURI

PLANNING AND DEVELOPMENT

Commercial Final Development Plan
Applicant's Letter

Date: Friday, April 27, 2018

To:

Property Owner: TOWNSEND SUMMIT LLC	Email: Fax #: (410) 321-1901
Applicant: NORTH POINT DEVELOPMENT	Email: Fax #: <NO FAX NUMBER>
Engineer: RENAISSANCE INFRASTRUCTURE CONSULTING	Email: MSLUTTER@RIC-CONSULT.COM Fax #: (913) 317-9501

From: Christina Stanton, Senior Planner

Re:

Application Number:	PL2018058
Application Type:	Commercial Final Development Plan
Application Name:	SUMMIT SQUARE APARTMENTS II
Location:	837 NW DONOVAN RD, LEES SUMMIT, MO 64086

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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections

1. File an application for minor plat to combine the two lots.

2. All parking spaces not abutting a 6' wide sidewalk or curbed landscaped area shall be 19' long per Section 12.120.C of the UDO.

3. Accessible Parking Sign. The double arrow is not needed unless the stall is either a parallel parking space or there is a row of accessible spaces. See detail on Sheet C31.

4. Sheet C02 states that there are 323 total units, but sheet SP1.00 states there are 320 units. Also, C02 states there are 93 attached garage stalls, while SP1.00 states there are 92 tuck under garages. C02 states there are 95 carport spaces, while SP1.00 states there are 103 carport spaces. C02 states there are 317 surface stalls, while SP1.00 states there are 309. Which is correct? Please reconcile. Are the differences in the counts due to how the ADA spaces are being counted?

5. Open Yard Area Calculations. Did you remember to exclude the building footprints? I didn't see that in the calculation on Sheet L1.00.

6. Street Frontage Landscaping. Adjust the street frontage calculations by removing the portion that is comprised of driveways from the total, then recalculate. This is the number that has to be met, otherwise the plan will have to go through the public hearing process as a preliminary development plan to request a modification.

7. Lighting. Revise the lighting plan to reflect the accurate # of each type of lighting (for example, I counted 91 SL1 and 47 SL3). In addition, SL5 appears to be a single-headed fixture but the remarks indicate that is has 2 heads and vice-versa for SL8.

8. There are a number of places where the pavement width does not meet the minimum (24' exclusive of the curb and gutter, 28' if you include the curb and gutter). One such area is the driveway onto Tudor on Sheet C05

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

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 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route

around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Provide a hydrant plan that meets this requirement for all buildings and provides fire flow and distribution of hydrants in accordance with IFC App. B-105 and App. C-103. All hydrants shall be readily acessible.

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 on all of the buildings and hydrant within 100 feet.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.
At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required:
1.It is likely an aerial apparatus would not be able to make the turn from the existing private drive to the parking lot of Building 2. Rework the entrance.

2. Fire lanes in front of the buildings shall be 26 feet driveable surface and without vertical obstructions.

5. 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: All fire lanes shall be marked.

6. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox boxes are required on all buildings at the FDC.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. In accordance with the conditions set forth in the approved Preliminary Development Plan, the 8" water main on the east side of Ward Rd. must be abandoned from Donovan Rd. to Tudor. As such, water line connection points along this segment of water main must be revised.

2. The Final Development Plan shows that the water main at the intersection of Tudor Rd. and Ward Rd. is already connected to the 12" line on the west side of Ward Rd. Our records indicate this has not been done. How was this information gathered?

3. In accordance with the conditions set forth in the approved Preliminary Development Plan, the 8" water main at the intersection of Tudor Rd. and Ward Rd. must be bored beneath Ward Rd., and connected to the existing 12" water main.

4. Since the 8" water main along the east side of Ward Rd. will no longer be available after abandonment, the private water line plans must be revised. Water is available on Donovan Rd. and Tudor Rd.

5. General Layout Sheet: Please label all private storm sewers, private sanitary sewers, and private water lines. Also, please label all public storm sewers, public sanitary sewers, and public water mains. All interior utilities shall be private, with tie-in points on existing utilities to remain public.

6. General Layout Sheet: Where is the overflow for the two (2) ponds? Where is the discharge directed for these features?

7. ADA-accessible ramp details for the commercial entrances were not provided. A generic standard detail is not sufficient. A specific design must be presented, which includes the minimum design details presented in Section 5304.8 of the Design and Construction Manual. Please note that elevation call-outs will not be sufficient. Slope call-outs, section views, and other minimum design details specified in Section 5304.8 must be included for each ADA-accessible ramp location. If using a "straight-through" ADA-accessible route through the commercial entrance (i.e., with no ramp), please verify the commercial entrance will meet the slope change requirements set forth in the Design and Construction Manual (i.e., to avoid vehicles bottoming-out on the entrance). Also, ensure the minimum width of 10 feet is provided for the greenway trail route across the commercial entrance, and 5 feet across normal sidewalk crossings at the commercial entrance. Ensure the design criteria of 1.5% cross-slope is met, and 7.5% running slope criteria is met for the running slope on any ADA-accessible ramp. These City-specific design requirements are more stringent than those specified in PROWAG.

8. Please add street name labels on all sheets. This will help establish a reference in the field.

9. Grading Plan: The finish floor elevation for Building #1 is shown at 1008.00. The water surface elevation for the upper pond is shown at 1005.50. What is the 100 year water surface elevation within this pond, and the lower pond? The finish floor elevation must be set at a minimum of 2.0 feet higher than the 100 year water surface elevation within the pond(s).

10. Grading Plan: The contours in the vicinity of the ponds are not defined in terms of elevation. Please label and show the outline of the normal pool elevation, along with an outline of the 100 year water surface elevation within the ponds. Also, show the contours indicating the depth of the ponds. Please see Section 5600 for specific design requirements related to pond design, including minimum depths, sediment allowance, and anti-clogging features, drawdown provisions (e.g., a drain).

11. General Layout Sheet: Where are the locations of the retaining walls? Later references within the plans show retaining walls, with no reference on where these are located. Please ensure that all retaining walls are not located within public easements, and ensure they are located a minimum of 15 feet from any public water line or public

sanitary sewer line. This separation requirement includes any geogrid needed on the high side of the retaining wall, if using a modular block wall or other type of retaining wall which utilizes tie-back features.

12. Sheet C11: Retaining wall details are shown, with no reference where these features are located. Please show where these retaining walls are located on the General Layout, and provide specific references to their location on the plans, referencing the dimension plan and/or the General Layout sheet. In other words, make it clear to an inspector/contractor where these features are located in relation to the dimension plan and/or the General Layout sheet.

13. A profile view must be provided for the retaining walls. Finally, if not providing a specific design for these walls, notes must be provided stating that the modular block walls shall be designed by a design professional licensed in the State of Missouri, and approved by the City of Lee's Summit.

14. Ductile iron pipe is called-out for the private fire line and domestic water line. Is there a specific reason for this? The City prefers the use of PVC due to corrosion concerns. If using DIP, polywrapping and other special requirements shall be necessary, even though these features are private.

15. All valves feeding fire hydrants should be shown on the plans, even though the standard details show the inclusion of a valve prior to the fire hydrant. It does not appear this was done. As an alternative, you may elect to leave the valve location off the plan view, but you must clearly reference the standard detail on the plan view.

16. Sanitary Sewer Sheets: Please label as "PRIVATE". All interior portions of the sanitary sewer shall be considered private, up to the point of connection to the public system.

17. Sanitary Sewer Sheets: The locations of service laterals appear to be vague in terms of stationing and connection details. If entering the private main, a wye should be specified.

18. Storm Line Plan and Profile Sheets: The hydraulic grade line should be shown, along with the design storm. If not capable of managing the 100 year event, then a suitable overflow route must be established which does not adversely affect structures, buildings, or public infrastructure.

19. Was the receiving storm sewer analyzed in terms of capacity of the receiving system?

20. Sheet C19: What is the pipe size of the existing curb inlet XA1? Please show on the plan and profile view.

21. A Stormwater Pollution Prevention Plan (SWPPP) shall be required prior to approval of the Final Development Plan.

22. Pond construction details appear to be lacking in terms of grading details, drawdown provisions, depth, sediment allowance, emergency overflow, etc. Sheet C29 shows two (2) section views of the spillway section and limestone pond wall detail, but that is the extent of the design. Please elaborate on the design of these two (2) ponds.

23. How will the two ponds drain? Where do they drain?

24. A spillway detail is presented for the north pond, but it does not appear to show the 100 year water surface elevation. Is this the emergency spillway? If so, where is the primary outlet works? If this is the emergency spillway, the crest elevation should be placed a minimum of 0.5 feet below the 100 year water surface elevation assuming 100% clogging of the primary outlet works, and assuming no available storage. Please show design calculations for the 100 year water surface elevation, and ensure the spillway meets the freeboard requirements set forth in Section 5600 of the Design and Construction Manual.

25. Sheet C29: Typical section views for asphalt paving do not meet the Unified Development Ordinance (UDO) Article 12 "Parking" in terms of subgrade design. Please see the UDO for specific subgrade requirements.

26. Sheet C29: Curb and gutter details are missing the subgrade extension a minimum of one (1) foot beyond the back of curb. Please provide a typical section view of curb and gutter, which shows the extension of the aggregate base and soil stabilization/geogrid a minimum of one (1) foot beyond the back of curb.

27. Sheet C31: Fire hydrant details do not comply with the City standard details. We would recommend you insert the City of Lee's Summit standard details for fire hydrants.

28. Sheet C32: All of the details shown on this sheet do not correspond with the City of Lee's Summit standard details. Please see City of Lee's Summit standard details, and insert as necessary. Do not, however, use the City of Lee's Summit standard detail for ADA-accessible ramps. A specific design is required for these features, and should be shown elsewhere in the plans.

29. Landscape Tree Plan: There appear to be utility conflicts, in particular, with the tree planting plan and the public sanitary sewer. A minimum of five (5) feet is required between the outside of the mature tree trunk, and the outside of any sanitary sewer line or sanitary sewer manhole.

30. Are there any contributing drainage points to the two (2) ponds? Where are they located? Will stormwater be piped to these ponds?

31. A channel appears to be shown between the two (2) ponds. How will this be constructed? Is there a typical section view of this feature? Again, it appears the ponds lack design details, and further details must be provided.

32. Please indicate on the plans the location of heavy duty asphalt paving, and standard pavement.

33. It appears the downspout plan was not shown on the plans for storm lines greater than 6 inches in diameter. Please show the locations of all storm lines greater than 6 inches. If downspouts are 6 inches and less, it is not necessarily needed on the plans, but recommended. Finally, a plan and profile view of all storm lines, including downspouts, is required for storm lines greater than 6 inches in diameter.

34. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total sitework, plus a nominal per trip fee for the observation and collection of water samples. Items to include in the estimate include: 1) all storm lines (public and private) greater than 6 inches diameter), 2) all stormwater structures (public and private), 3) all sanitary sewer lines and structures (public and private), 4) grading to establish proper drainage, 5) paving, 6) subgrade (i.e., aggregate base and subgrade stabilizaton/geogrid, including the area one (1) foot beyond the back of curb, 7) curb and gutter, 8) public ADA-accessible ramps, 9) public sidewalk, 10) KCMMB commercial entrances, 11) retaining walls, 12) pond construction and outlet/inlet construction, 13) channel construction between ponds, 14) erosion and sediment control devices, and 15) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections

1. Consider the inclusion of bike parking throughout the site.

2. Recommend a sidewalk connection between Building 5 and Tudor Road (or Ward Road near the intersection) in proximity of the northwest corner of the building. The nearest sidewalk connection is otherwise south of Building 4.

3. Recommend a sidewalk connection(s) between Building 1 and the sidewalk along Donovan.

4. Review the driveway location shown along Donovan 215' from the centerline of Ward Road. This location only provides about 100 feet of space between the stop position on Donavan at Ward Road and the driveway. This short distance will likely be problematic in the event Donavan is extended west of Ward, or with any significant volume of traffic on Donovan rendering the driveway blocked by queued traffic waiting to egress onto Ward from the stop controln (or possible traffic signal). Does this driveway location also support alignment with driveway plans to the south of Donovan? Recommend at least 200 feet of separation between Ward Road and the driveway and coordinate its location with development south of Donovan.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Water meter sizes are not specified.

Action required: Specify sizes of water meters based on calculated flow rates.

2. Sewer design incomplete.

Action required: Specify size of building sewer pipes (per 2012 IPC Section 710) as they exit structures and provide cleanouts as applicable (per 2012 IPC Section 708.3.2).

5. Retaining walls are proposed to be built but we are unable to find the construction details.

Action required: Provide complete retaining wall designs.