

PLANNING AND DEVELOPMENT

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

Date: Wednesday, July 25, 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: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018058

Application Type: Commercial Final Development Plan

Application Name: SUMMIT SQUARE APARTMENTS PHASE 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please refer to the applicant letter dated May 24, 2018. Comment #24 stated that the asphaltic concrete pavement section was not in compliance with the Unified Development Ordinance (UDO) Article 12 "Parking", in terms of chemically-stabilized subgrade or geogrid. We were provided with a geotechnical report that is not adequate to compare with our UDO standard design. The geotechnical report may be used, but it must show an equivalent design or greater. A simple statement in the report saying "...it is our opinion that the pavement design is adequate" is not sufficient justification for this alternative design. Please be aware that the previous approval (i.e., for the first phase of apartments) contained no such waiver or alternative design. The previous design utilized the standard design shown in the UDO. Finally, the detail shown for asphaltic concrete on Sheet C33 is not adequate for construction. There is no mention of the required 6 inch aggregate base, or the chemically-stabilized subgrade or geogrid. Even if the geotechnical report were approved, then referencing a report on the typical section is not appropriate. A contractor and/or inspector will not have access to such a report in the field, and specific details must be provided concerning the subgrade.

2. Please refer to the previous applicant letter dated May 24, 2018. Comment #26 was addressed, but needs to follow the UDO in terms of the chemically-stabilized subgrade or geogrid, a minimum of one (1) foot beyond the back of curb, and the required 6 inch aggregate base.

3. Please refer to the applicant letter dated May 24, 2018. Comment #27 requested that the location of all trench checks be shown. The response was "...trench check detail removed." We did not ask for the trench check detail to be removed. Trench checks are required on all sanitary sewer laterals, and their location should be shown on the plans.

4. Two inch meters are now called-out, but they are called-out incorrectly. They should use our standard design shown on WAT-11. This detail is for meters 2 inches and smaller. A valve is neither required or desired prior to the meter pit and meter. The valve is part of the meter assembly. The plans also indicate that the meters will be installed in vaults which is incorrect. They will be installed in meter wells provided by the City.

5. Please refer to the applicant letter dated May 24, 2018. We had requested the method to drain the backflow vault, and the response stated that the vault would be drained by a pipe. We did not see any details concerning the placement of this pipe.

6. In the previous applicant letter, we had requested the following items, but do not see them in the estimate: 1) backflow vaults and backflow assemblies, 2) commercial entrances, 3) sodding or seeding, fertilizer, mulch, 4) chemically-stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, 5) cut-in tees, 6)

valves, bends, and tees, 7) sanitary sewer manholes, 8) storm structures and inlets, 9) valve boxes and valve covers. Please be aware that the Engineering Plan Review and Inspection Fee does not include landscaping (i.e., bushes, shrubs, trees), meter pits, 6 inch and smaller storm lines, 24" LVC under buildings, pavement markings, or AB-3 beneath buildings. If included in the estimate, however, we will remove them prior to calculating the fee.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Does the proposed hydrant model provide the required fire flows per IFC Table B 105.1? Confirm available fire flows.

2. 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.

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.

Action required: Signs, painted curbs, or a combination of both shall be provided in front of the apartment buildings. Verified at inspection.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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