

PLANNING AND DEVELOPMENT

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

Date: Wednesday, August 29, 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
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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 #1 and #2 of the applicant letter dated July 25, 2018. We received a geotechnical report dated May 11, 2018, but it does not show how the proposed asphaltic concrete pavement design is equivalent or better than the standard pavement design specified in the Unified Development Ordinance (UDO) Article 12 "Parking". In particular, the email from Mike Weisenborn dated Aug. 28, 2018 should be followed when making the comparison between the proposed pavement design, and the standard pavement design specified in the UDO. This includes a design life of 20 years, ADT of 12,000 with 2% truck traffic, terminal serviceability of 2.0, minimum of 6 inch aggregate base under AC pavement. These parameters were used to develop the standard contained within the UDO. Please be aware that the City has no issue with the PCC design in the parking lot. The only issue is the asphaltic concrete pavement.

2. Please refer to comment #3 of the previous applicant letter dated July 25, 2018. The response to comments states that the trench checks are now labeled on the plan view, but we did not see any indication of this change. We found notes stating "ditch check". Please be aware that a ditch check is an erosion and sediment control feature, and not pertinent to sanitary sewer lateral trench checks.

3. Please refer to comment #5 of the previous applicant letter dated July 25, 2018. The response to comments directs the City to the Utility Sheet, but no such details were found on these sheets, or the stormwater sheets, showing how the backflow vaults will be drained. Specific and clear details must be provided on the method used to drain the backflow vaults. If not, these structures typically fill with water, with no way to drain.

4. Please refer to comment #6 of the previous applicant letter dated July 25, 2018. The response to comments states that a revised estimate was provided, however, we do not have a revised estimate in our possession. Please address the comments shown on the July 25, 2018 applicant's letter.

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.

Traffic Review	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Approved with Conditions