

Residential Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, January 18, 2019

To:

Applicant: CASE DEVELOPMENT LLC

Email: SCASE@CASEUSA.COM

Fax #: <NO FAX NUMBER>

Engineer: TANNER CONSULTING LLC

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Other: ARCHITECTS COLLECTIVE

Email: LCKESTER@APID.NET

Fax #: <NO FAX NUMBER>

Property Owner: ROBBINS WR-TRUSTEE

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2018079

Application Type: Residential Rezoning with Preliminary Development Plan

Application Name: ARTISAN POINT APARTMENTS

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, August 21, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: January 24, 2019 at 05:00 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

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 in the following formats:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as multi-page Portable Document Format (PDF).

- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Analysis of Residential Rezoning with Preliminary Development Plan:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

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.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: Provide set backs as required.

3. 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: Provide a water model for the project. Only a 50% reduction is allowed for sprinklered buildings. Upsize the fire mains to 8" as needed for fire flow and multiple hydrant lines.

4. 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 accessible hydrants that meet this requirement for all buildings. Hydrants behind buildings or on future roads do not count as accessible hydrants.

5. 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: Provide hydrants within 100 feet of all fire department connections.

6. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

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 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 requitrd: Show FDC's on the buildings. Provide hydarnts within 100 feet.

3. 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: The set back is inclusive of the parking spaces. Adjust as needed.

4. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. On the rezoning map, please provide the zoning, land use, and ownership information of the properties on the south side of the proposed project.

2. A 5' sidewalk along Shenandoah should extend to the plat boundary. Additionally, a 5' sidewalk is required on both sides of Road "A". Please label the width of the proposed sidewalks and update the plan sheets to reflect these requirements.

Additionally, with the close proximity to the school, staff feels there is a high possibility of goat trails forming to connect the two properties. Staff would like to see the addition of a pedestrian pathway connecting the proposed project to the existing pedestrian path on the school district's south property line.

3. Please provide details of the existing conditions to include:

- a. Existing streams, bodies of water, and surface drainage channels
- b. Location, massing and pattern of existing vegetation
- c. Topography with contours at 2-foot intervals

4. On sheet PD03 please label the ROW width for Blue Pkwy.

5. Please label the easements on lot 2 with their dimensions and use.

6. On sheet PD03 there is an easement that runs parallel to the east property line near the proposed detention ponds that seems terminate prematurely. This easement should run the length of the plat boundary. Please update the plat accordingly.

7. Please label the required 20' building set back line along Blue Pkwy and Road "A" as well as the 10' building set back line along interior lot lines.
8. Please label the name of the road leading from road "A" to the driveway to lot 2.
9. Please label the width of the driveway leading from Road "A" to lot 1 and driveway from the unnamed road leading to lot 2.
10. Please provide a land use schedule shall include the following, as applicable:
- a. Total floor area,
 - b. Number of dwelling units,
 - c. Land area,
 - d. Number of required and proposed parking spaces,
 - e. Impervious coverage,
 - f. Floor Area Ratio (FAR),
 - g. Dwelling units per acre, with and without common area;
11. A high impact buffer screen is required by the UDO on the north property line as it abuts an R-1 zoned district. With that being said there is a conflict with the required buffer location and the sanitary sewer and utility easements on the north property line. Staff is in support of your modification request to lower the required buffer to the medium standard as it is not adjacent to residential homes but a school and subdivision pool and there will be a substantial separation caused by the detention pond. Please update this modification request to include a request to locate the required buffer outside the easements and update the landscaping plan accordingly.
12. On the buildings along the outer perimeter, it appears that there is ground mounted mechanical equipment in the rear. All ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
13. Sheet P3 shows standard details of the required ADA parking sign. This is the wrong sign. Lee's Summit requires the R7-8 ADA parking sign that has green letters with a white HC symbol on a blue background. The sign has a white background.
14. Sheet P4 shows standards details for the ADA parking stalls. These only show a 5' aisle. If only one ADA parking stall is provided per building it must be van accessible with a minimum 8' aisle. The plans show aisles that look to be the same width as a standard stall just stripped off. Please reconcile the plans sheets so they accurately depict what is being proposed.
15. Please label the width of the ADA parking stalls and ADA aisles.
16. A photometric plan is required for all new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed. Please provide this.
17. Parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground). Sheet P8 shows details for a pole design that does not meet this requirement.
18. Are any wall mounted lights being proposed? If so I will need the details for these as well. All exterior site lighting shall comply with section 7.190 through 7.300 of the UDO.
19. Sheet P5 shows siding on wood framing as the proposed materials for the trash enclosures. All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be

constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

20. Sheet P3 is showing details for 6 curbing types. CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan. Please update the plans sheets to reflect this requirement.

21. Please add details of the proposed parking and drive surfaces. Pavement Design shall comply with section 12.120 of the UDO.

22. Please provide updated sheets for P1, P1.1 and P1.2 that show the revised site layout and corresponding information.

23. Sheets PD03 and PD04 appear to show gaps in the proposed sidewalk that runs on the south side of road "A". Please update the plans to reflect a continuous sidewalk.

24. Building 7 on lot 1 and the northeastern most building on lot 2 do not show a sidewalk or ADA accessible route from the parking lot to the building. Please update the plans to ensure there is an ADA compliant route to the buildings.

25. There do not appear to be any ADA parking stalls serving Lot 2's clubhouse. Please update the plans to show ADA compliant stalls serving the clubhouse on lot 2.

26. Please show sidewalks running parallel to the parking stalls adjacent to buildings 1-11 on lot one and parallel to the interior buildings on lot 2. Standard parking space dimensions shall not be less than 9' wide by nineteen 19' long. Where the head of the parking space abuts a 6' foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced 17' to allow for vehicle overhang. Such overhang shall be measured from the face of the curb.

27. To calculate parking I will need to know the number of 1, 2, and 3 bedroom units are being proposed. Please include a breakdown of the proposed number of bedrooms in the land use table. That being said, based on the information you have provided on sheet PD06 you are 39 stalls short on lot 2.

28. Please label the materials and colors proposed for the exterior of the buildings.

29. Various sheets have the proposed zoning district as PMIX. Please update this to reflect the proposed zoning district as RP-4.

30. Sheet P3 shows details for a 4 foot sidewalk. The UDO required sidewalks be 5'.

31. Sheet P4 shows details for typical parking stall as 18.5'x 9'. Sheet PD03 shows the parking stalls as 18x9. Standard parking space dimensions shall not be less than 9' wide by nineteen 19' long. Where the head of the parking space abuts a 6' foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced 17' to allow for vehicle overhang. Such overhang shall be measured from the face of the curb. Please reconcile the plans sheets so they accurately depict what is being proposed.

32. Sheet P6.1 shows details for 2 fence types however I do not see where on the site plan a fence is being proposed. Please update the plans with details of what is being proposed.

33. The ADA sign shown on sheet P6.3 is not an approved sign for ADA parking. Please remove this from the plan sheet so as not to confuse anyone on what sign type is acceptable for ADA compliant parking stalls.

34. Please provide floor plan details for the various buildings being proposed.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Artisan Point Drainage and Detention Report" dated June X, 2018 (hereinafter referred to as the detention report) contains a Table of Contents which does not match what is shown elsewhere in the report. Please reconcile.

2. The detention report is missing the following items: 1) calculation of allowable release rate at each point of interest defined in the figure(s), 2) accounting method to determine the allowable release rate at each point of interest, with the inclusion of off-site contributing areas, 3) summary and conclusions, despite the Table of Contents showing the existence of this required item, and 4) discussion of why waivers are being requested.

3. Detention report: We do not agree with the curve numbers assigned to the existing condition undeveloped property with a soil group of C. The design and construction manual is specific in this regard (i.e., please see Section 5602.3 and Table 5602-3, which specifies a curve number of 74 be assigned to undeveloped areas).

4. Page 10 of the detention requests a waiver to the 20 foot setback requirement. We will not support such a waiver.

5. The detention report appears to be incomplete. There are missing drainage areas (i.e., there are several references to "xx acres", or "x sub-areas", missing justification for waivers, missing sections shown in the Table of Contents, missing methodology for determining the allowable release rate at each point of interest, and in general, is not reviewable.

6. The sanitary sewer analysis is incomplete in terms of required items. We will defer to the applicant meeting to discuss. In general, there were no discussion or analysis of the ultimate build-out condition, and there was no discussion of proposed downstream improvements to mitigate the bottlenecks shown in the report.

7. All interior water lines should be designated as private. The only water lines to be designated as public would be the water lines shown along Blue Pkwy. (misabeled as Shenendoah), and Road A.

8. All interior sanitary sewer lines within Lot 1 should be designated as private. The only sanitary sewer lines to be designated as public would be the main trunk line running north/south through Lot 2, and the east/west portion on the extreme north side of Lot 2. All other interior portions of the sanitary line on Lot 2 would be designated as private. Please show this on the Preliminary Development Plan.

9. A waiver to the 20 foot setback requirement was requested in the detention study, but the 100 year nominal (i.e., unclogged primary outlet works, with detention basin functioning normally) water surface elevation was not shown. As previously discussed, we do not support a waiver to the 20 foot setback requirement to any property line, and any building.

10. Public sidewalk locations within the right of way do not appear to have been labeled.

11. Storm lines do not appear complete. Please ensure that all interior storm lines are designated as private. The only public storm lines on this project would include inlets, lines, and other structures within the right of way. Any "pass-through" drainage through the site would be considered as a private feature.

12. All public water lines should be placed in an easement, not the right of way. The public water lines should be centered within the easement. As shown, the public water lines are shown either at or inside the right of way.
13. The grading plan does not provide contour intervals. It appears, however, the contour interval is 1 foot. If this is the case, insufficient slope is shown on the detention basin bottom. A minimum slope of 2.0% is required.
14. The grading plan shows what appears to be 1:1 slope along one of the buildings on Lot 1. Is this actually a retaining wall?
15. The grading plan shows easements which are either not needed due to the private nature of the storm line, sanitary line, or water line. In addition, a drainage and general utility easement is called-out on the eastern edge of Lot 1. No drainage easement is desired by the City, and no general utility easement appears warranted, unless needed for utilities owned by other public utilities.
16. Sheet PD07 shows off-site grading on the property to the west of Lot 2. Please be aware that suitable agreements must be executed prior to any off-site grading in these areas.
17. City-owned utilities were not shown on the Landscape Plan. Please be aware that the location shown for the water line is not currently in the correct location (see previous comments concerning placement of public water lines within an easement, and centered within the easement). For help in establishing the location of trees in relation to City-owned water and sanitary sewer lines, a minimum distance of five (5) feet is required between the outside of the mature tree trunk, and the outside of the water or sanitary sewer line or manhole. Smaller ornamentals and shrubs are exempt from this requirement, on condition that the owner is aware that future maintenance to the public utility line will not include the replacement of the ornamental or shrub. In other words, any future maintenance would require the owner to replace these items at their expense.
18. A Development Agreement appears to be warranted for the off-site traffic, roadway, and drainage improvements.
19. A Development Agreement appears warranted for the off-site water line.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Street name identified on the plans as Shenandoah, should be changed to Blue Parkway.
2. Plan notes that refer to the design of "Road A", Collector, do not reflect the staff correspondence previously provided. The 60' right-of-way is okay, but the street width does not match collector standard.
3. The 60' right of way shown on the plans intersecting "Road A" to provide public access to the adjacent property towards the west may be 50' wide or remain 60'.
4. The plans should note the driveway on Blue Parkway east of "Road A" is for emergency access only and provide information about gated conditions.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. With the close proximity to the school, staff would like to see the addition of a pedestrian pathway connecting the proposed project to the existing pedestrian path on the school district's south property line.

2. With the requested buffer modification staff would like to see a rendering that shows the site line (with and without the required fencing). The rendering should show the view looking south from the residential neighborhood/homes.
3. The buildings along the outer perimeter continue to show ground mounted mechanical equipment in the rear with no screening. All ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
4. Parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground). The cut sheets provided for the wall packs do not meet this requirement.
5. All trash includes must have a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The proposed gates of chain link fence w/slats do not meet this requirement.
6. In the response letter the applicant stated the parking lot is to be provided by wall packs and no pole lights are being proposed. The photo metric plan shows that a large portion of the parking area has 0.0 foot candles of light.
7. The applicant submitted a letter addressed to the Planning Commission, dated September 4, 2018. In this letter the author, R. Scott Case, stated that "There will be a fence along the entire exterior of the complex for privacy." This statement is not consistent with the plans that have been submitted as no fencing is being proposed with the exception of the fencing around the pool areas.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Page 3 of "Artisan Point Drainage and Detention Report" dated Aug. 30, 2018 (hereinafter referred to the stormwater and detention report): What is meant by the statement "...to demonstrate reasonable compliance with ordinances and design requirements for drainage systems"? Reasonable compliance is a subjective term, and we do not feel this is the purpose of this report.
2. Please refer to the previous applicant letter. Buildings are still shown less than 20 feet from the 100 year water surface elevation of Pond 1 and Pond 2 on Sheet PD06. Of particular concern is the 100 year water surface elevation within Pond 2, which appears to show approximately 3 feet from the 100 year water surface elevation and the building. Only 15 feet is provided between the 100 year water surface elevation within Pond 1 and the building. Again, no waiver was requested, nor would we support such a waiver.
3. The plan view for Pond 1 and Pond 2 on Sheet PD06 of the Preliminary Development Plan differ substantially from what is shown within the detention and stormwater study.
4. The plan view shown for Pond 1 within the detention and stormwater study also contains a table showing the volume of the detention basin. The elevations for Pond 1 do not appear to coincide with either the plan view shown on this sheet, nor the plan view shown on Sheet PD06 of the Preliminary Development Plan.
5. The plan view for Pond 2 shown within the detention and stormwater report also contains a table of detention basin volumes for Pond 2. This table does not coincide with the elevations shown on this sheet, nor the elevations shown on Sheet PD06 of the Preliminary Development Plan.

6. The plan view shown within the detention and stormwater report differs from what is shown on Sheet PD07 of the Preliminary Development Plan.
7. Stormwater and Detention Report: Where is the presentation of proposed condition curve numbers? We see a presentation of existing condition curve numbers, but no proposed condition curve numbers.
8. Page 10 of the Stormwater and Detention Report: "xx" acres are called-out. Is this a typographical error?
9. Page 25 of the Stormwater and Detention Report: concrete-lined low flow channels are not allowed within the City of Lee's Summit.
10. Page 26 of the Stormwater and Detention Report: Pond 1 does not coincide with the grading shown on Sheet PD06 of the Preliminary Development Plan. Pond 2 is also suspect.
11. Page 26 of the Stormwater and Detention Study: The "weir" is called-out with corresponding elevations. Is this weir intended as the emergency spillway? If so, it is too low. A minimum 0.5 feet of freeboard between the nominal (i.e., unclogged, fully-functioning) 100 year water surface elevation and the flow line of the emergency spillway weir is required. This requirement does not appear to have been met.
12. Page 29 of the Stormwater and Detention Report: A "top" is called-out with no explanation of what the "top" is referring to. Is this the top of the dam? A minimum of 1.0 feet of freeboard is required between the 100% clogged and zero available storage 100 year water surface elevation, and the top of the dam. This requirement does not appear to have been met. Please be aware that there will be two (2) separate 100 year water surface elevations to calculate. One of the calculations will be the nominal (i.e., fully-functioning, non-clogged condition) 100 year water surface elevation, and the other will be a calculation of the 100% clogged condition and zero available storage. There are two (2) separate freeboard requirements for each, and two (2) separate measuring datums (i.e., one for the emergency spillway, and one for the top of dam).
13. Regarding the above comments concerning freeboard, it appears none of the freeboard requirements have been met for either condition (i.e., nominal condition, or clogged condition). Please be aware that "primary outlet works" described in the Design and Construction Manual refers to all openings within the outlet structure, except for the emergency spillway (if the emergency spillway is incorporated into the outlet structure).
14. Page 29 of the Stormwater and Detention Report: The bottom of Pond 1 shown on the table does not coincide with that shown on Sheet PD06 of the Preliminary Development Plan.
15. Page 36 and Page 37 of the Stormwater and Detention Report: It appears the allowable release rate for the 1% event is exceeded for Pond 1 and Pond 2, with no further explanation.
16. Sheet PD05: Note 1 states that a 28 foot collector shall be constructed. This is incorrect. Please correct this note by eliminating the width. This width shall be determined by MoDOT for the portion within their right of way, and by the City Traffic Engineer for portions within City right of way.
17. Sheet PD05: Note 2 states that water mains will be 8 inch. There are numerous instances of 12 inch water lines within this development. Please correct.
18. Sheet PD05: "Existing Shenandoah Paving Section" is presented. Are you referring to Blue Parkway? Shenandoah does not exist within the project limits.
19. Sheet PD05: The "Typical 40' Paving Section" is not correct. It may be better to provide a note for purposes of the Preliminary Development Plan, rather than specific construction details.

20. Sheet PD05: Please remove note 7. A Master Drainage Plan shall not be required for this development.

21. Off-Site Sanitary Sewer Improvements: The sanitary sewer study and associated downstream improvements shall be evaluated more thoroughly during the design phase, but for purposes of the Preliminary Development Plan, a corrected version of proposed improvements must be submitted. As shown, there appear to be discrepancies in the what is shown as proposed improvements on the profile views, versus that which is shown in the plan view on Sheet SS-01. Easement widths may need to be adjusted upward to comply with the width requirements (i.e., generally twice the depth). Other discrepancies, such as the creation of a parallel line at City manhole #65-100 will partially divert sewage along the western route. Other discrepancies such as the connection of the new 12 inch sanitary sewer line to City manhole #161 as shown on Sheet SS-08 contradict what is shown on Sheet SS-01. Sheet SS-10 shows a new 24 inch line downstream of City manhole #65-092 at a depth of 30 to 35 feet, which is almost twice the maximum.

22. As commented above, the off-site sanitary sewer concept plan must be resubmitted.

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. D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

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.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: Provide set backs as required.

3. 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: Complete a water flow study.

4. 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.

Action required: Any emergency access gate shall be provided with a Knox padlock or gate switch. The gate is not shown on the Site Plan.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

4. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the approval of any engineering plans or Final Development Plan. A certified copy shall be submitted to the City for verification.

6. Private parking lots shall follow the Unified Development Ordinance for pavement thickness and base requirements.

7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

8. All ADA sidewalk ramps shall be constructed by the developer at the time the streets are constructed.

9. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

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9. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
10. The proposed off-site alignment of the sanitary sewer may not be feasible based on the receiving sewer capacity and slope at the connection point.
11. A revised sanitary sewer study for the new alignment shown in the Preliminary Development Plan is required to show there is sufficient capacity in the sanitary sewer line.
12. Depth of cover for the new alignment of the off-site sanitary sewer appears to exceed the maximum depth of cover.
13. It is possible that the original alignment of the off-site sanitary sewer across Tract F-1, Mill Creek of Summit Mill 5th Plat, may be required due to feasibility issues related to slope, depth of cover, sanitary sewer capacity, and additional off-site sanitary sewer easements that may be required for this new alignment.

Traffic Review

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Pending

