

Dawn Bell

From: Dawn Bell
Sent: Friday, April 19, 2019 8:51 AM
To: 'Chris Holmquist'; 'David M O'Black'
Cc: 'Michael L. VanBuskirk'; Jennifer Thompson; Gene Williams; Michael Park
Subject: RE: PL2019075 Aria Preliminary Development Plan and Conceptual Plan for Summit Village North

Chris,

The comment on the traffic is that the traffic study be resubmitted, addressing the comments from LS, KC and MoDOT for review.

From: Dawn Bell
Sent: Thursday, April 18, 2019 6:05 PM
To: 'Chris Holmquist' <cholmquist@olsson.com>; David M O'Black <dmoblack@realequitymanagement.com>
Cc: 'Michael L. VanBuskirk' <mvanbuskirk@ngzimmer.com>; Jennifer Thompson <Jennifer.Thompson@cityofls.net>; Gene Williams <Gene.Williams@cityofls.net>; Michael Park <Michael.Park@cityofls.net>
Subject: FW: PL2019075 Aria Preliminary Development Plan and Conceptual Plan for Summit Village North

Chris,

We are going to have to pull this application from the agenda for 4/25. Staff has some concerns regarding the sanitary analysis and stormwater that we feel are not developed enough to take to a public hearing. We are continuing to May 23rd Planning Commission at this point. Below are the comments (I have given you engineering comments in entirety, the planning comments would be good to incorporate if you are changing anyway and I have not received comments from traffic yet, but will forward those to you as soon as I get them:

Planning:

- The only outstanding comment would be the one about the garage encroaching into the B/L (they could update plan sheet to shift it out of B/L).
- they could still update the landscape sheet to include the verbage that they will comply with the buffer standards
- When resubmitting, please incorporate the plans into one plan set instead of two separate.

Engineering:

1. Stream buffers were shown which do not comply with the Design and Construction Manual in terms of width. We would support some adjustment along Douglas St., but the remainder of the buffer should follow the Design and Construction Manual, unless justification can be provided for the adjustment(s). Of particular concern is the adjustment made to the stream buffer located in the southwest corner of the site. Of less concern is the adjustment made on the northern portion of the stream buffer. However, either of these will require a waiver to be obtained from the City Engineer.

2. The sanitary sewer analysis appears to show the existing, proposed, and ultimate build-out conditions are all in excess of what is allowed under the Design and Construction Manual. This is also the case for the potential upgrades to the system. Additional review is warranted prior to proceeding with the review process, along with the potential for the exploration of additional upgrades to the existing system above and beyond the alternatives presented in the "Sanitary System Capacity Analysis" dated Mar. 29, 2019.

3. Sheet C2.0 of the Conceptual Plan: The stream buffers that were discussed in the previous applicant letter were not addressed in terms of showing their location, width, etc. In other words, it appears this comment was ignored. As shown on this sheet, no stream buffers were shown.

4. Sheet C5.1: Please label the lake shown in the northwest corner of this sheet with the notation "...lake to be modified to meet the Comprehensive Control Strategy listed in Section 5600 of the Design and Construction Manual", or equivalent language. You may also add a caveat stating that alternatives to this retrofit would include on-site detention meeting the Comprehensive Control Strategy listed in Section 5600 of the Design and Construction Manual.

From: Gene Williams <Gene.Williams@cityofls.net>

Sent: Wednesday, April 17, 2019 1:22 PM

To: Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Jennifer Thompson <Jennifer.Thompson@cityofls.net>

Subject: PL2019075 Aria Preliminary Development Plan and Conceptual Plan for Summit Village North

Comments are now entered. As we talked about, this item should be pulled from the Planning Commission agenda.

Yours Truly,

Gene Williams, P.E., CFM | Senior Staff Engineer

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