

DEVELOPMENT SERVICES

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

Date: Wednesday, February 19, 2020

To:

Applicant: CITYSCAPE RESIDENTIAL

Email: RADAMS@CITYSCAPERESIDENTIAL.COM

Fax #: <NO FAX NUMBER>

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Fax #: (913) 393-1166

From: Shannon McGuire, Planner

Re:

Application Number: PL2020024

Application Type: Commercial Final Development Plan

Application Name: DOWNTOWN LEE'S SUMMIT APARTMENTS

Location:

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:

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

Review Status:

Required Corrections:

Fire Review

Jim Eden

(816) 969-1303

Assistant Chief

Jim.Eden@cityofls.net

Approved with Conditions

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; Locate the fire hydrant on Main Street on the same side of the driveway to the parking garage as the FDC.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A retaining wall is shown within the right of way near the southwest portion of the project. This is a violation of the City's encroachment policy.
2. Sheet 3.2: A retaining wall is shown encroaching within the Main St. right of way. This is a violation of our encroachment policy.
3. A profile view of all retaining walls is needed.
4. All footings and footing drains for retaining walls must be outside the limits of the right of way.
5. Please see specific comments related to public easements on the plat. Public easements are normally dedicated along all street right of way, with a width of ten (10) feet. It appears several monument signs are encroaching within the limits of these easements, which is a violation of our encroachment policy.
6. Sheet C4.4: There is a reference to a running slope within the ADA-accessible ramp of 8.1%. The maximum design slope, in accordance with Section 5304.8 of the Design and Construction Manual, is 7.5%.
7. Sheet C5: It appears the new sanitary sewer wye is located closer than four (4) feet from the manhole, as measured from the outside of the manhole, to the closest portion of the wye. Please revise.
8. All Sheets Related to Sanitary Sewer Connection: It is likely the plans will change, according to the geometry of sanitary sewer within the street. We are currently awaiting a decision from Public Works on: 1) the allowance to place the sanitary sewer beneath the pavement, and 2) the geometry of the placement (i.e., either in the middle of the street, or offset from the center of the street). We will have an answer as soon as possible.
9. A special design is required for the 3 inch water meter pit. The City does not have a standard design. Please provide a specific design for the 3 inch meter, and reference the detail on Sheet C5.
10. In regard to the above comment concerning the 3 inch meter, the City requires a cut-in tee at the main. We do not allow a "tap" or "wet tap" to be made.
11. The 3 inch water meter should be located in an easement.
12. Pavement repair details were missing for the water main connection work on Main St. Please see the City of Lee's Summit standard detail for pavement patching and repairing. The limits of anticipated patching and repair should be shown. Finally, boring of water lines beneath Main St. should also be shown, except for areas where the connection is made.

13. Public storm lines are shown on the Final Development Plan. These should be included in a set of public improvement plans. They may be incorporated into the separate sanitary sewer plans, traffic improvement plans, or they may be submitted as standalone construction plans.
14. Sheet C5.3: These are public sanitary sewer plans, and as such, should be included in the public sanitary sewer plan set.
15. Sheet C6: Inserta-tees are not allowed into public storm sewers.
16. Sheet C6: The hydraulic grade line should be shown for the design storm. It should be below the crown of the pipe for the design storm, with overflow routes for the 100 year event.
17. Independent third party inspection shall be required for the parking garage.
18. A SWPPP shall be required prior to formal approval.
19. There are several areas along the perimeter of the site and adjacent to retaining walls where the slope is greater than 3:1.
20. An Engineer's Estimate of Probable Construction Costs for all sitework is required prior to formal approval. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total sitework, plus a nominal trip fee for observation and collection of water samples, and an \$80 right of way fee.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Transitions from the proposed 5' sidewalk to the existing 4' sidewalk should be tapered.
2. Please provide details on the materials proposed for the retaining walls.
3. Is any ground mounted mechanical equipment being proposed? If so please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
4. As proposed the monument sign is larger then allowed by the UDO for the CBD zoning district. If you wish to seek approval for signs that are larger, taller or the total number of signs exceed the established UDO regulations a separate sign application will need to be taken to the Planning Commission.
5. Please show a dashed line on the elevations sheets indicating the roof line and rooftop mechanical equipment.
6. The required trees shall be a minimum of 3' caliper at the time of planting.
7. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included. Where will these be located?
8. Please label the width and dimension of the proposed parking garage stalls.
9. Please label the width of the parking garage drive aisles.

10. Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Accessible parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. Access aisles shall be on the same level as the vehicle pull-up space they serve. Please provide details confirming you will meet these requirements.

11. Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. In cases of a loading zone, the vertical clearance of 114 inches minimum shall be provided at passenger loading zones and along vehicle access routes to such areas from site entrances. Please provide details confirming you will meet these requirements.

12. A note on Sheet C3 states 8 ADA stalls are being provided. Per the Federal ADA parking requirements 9 accessible stalls (7 car & 2 van) are required for the parking garage and 2 assessable stalls (1 car & 1 van) are required for the surface parking lot. Please update the plans to meet this requirement. Additionally, please provide details on where these will be located in the garage.

13. Please provide a narrative explaining the scope of the working being proposed for the existing church building.

14. Please provide details on how the new building will be joined to the existing structure.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sight distance review needed at the intersection of 1st Street and Main Street with regards to the proposed parallel parking potential visual obstruction. The northern 3 spaces along the east side of Main Street may be in conflict.

2. Review the proposed improvements on the northwest corner of Douglas and 2nd Street, especially the monument and landscaping, for intersection sight distance conflicts. The eastbound right turn movement will not be restricted to RED and must have sight distance for a yielding condition. Revise plans as needed and depict the necessary sight distance in a supplemental drawing to illustrate the minimum condition is met.

3. Curb reconstruction along the north side of 2nd Street shall be in a location that provides a consistent typical section/width of 2nd Street having at least 45' from back of curb to back of curb between Main Street and Douglas Street (with exception of the eastbound right-turn lane at Douglas and 2nd intersection that adds width). Where additional pavement exceeds 45' BOC to BOC, excess would be associated with a varied paved shoulder/bike lane on the south side of 2nd Street). The existing curb line moves slightly in this section on the north side of 2nd Street and the typical section narrows the 4' paved shoulder/bike lane. This inconsistent road width will be corrected with the proposed improvements. For reference the lane lines and existing curb should be diminsioned on the plans.

4. The replacement curb along Douglas should be moved 1' west (reduce the 5' green space to 4' green space between the curb and sidewalk) such that a 19' typical section exists from proposed back of curb to douglas centerline. This will allow for a future 3 lane section at the intersection of 2nd and Douglas, when needed, in coordination with the planned Douglas Street improvement project by the City. This would also better align the west curb line with existing curb south of 2nd Street. The 18' typical section currently shown on the plans leaves a future left-turn lane 1' too narrow in consideration of similar curb reconstruction on the east side associated with the City CIP project.

5. Additional plan information/detail is needed along the south side of 1st Street at the Baptist Church parking lot driveway. New curb is shown partially into the driveway/parking area, but existing curb is still shown and ties are unclear.

6. The concrete utility pads (electric) shown at the northeast corner of 2nd and Main and southeast corner of 1st and Main need additional information pertaining to the potential enclosure/cabinet that will be installed. These locations may be in conflict with intersection sight distance depending on the utility installation (enclosure/cabinet dimensions) and need further review (see prior sight distance comments).

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 3" water meter specified.

Action required: Provide meter pit design.

(Note: There is often a substantial savings to be seen by replacing 3" water meter with multiple 2" meters which are a fraction of the cost and the pit is included in the cost)

3. RPZ backflow shown in pit.

Action required: Clarify. Most RPZ devices are not rated to be installed underground.