

DEVELOPMENT SERVICES

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

Date: Friday, May 22, 2020

To:

Property Owner: ORCHARD PARK DEVELOPMENT LLC Email:

Engineer: RENAISSANCE INFRASTRUCTURE CONSULTING INC Email: ACCOUNTING@RIC-CONSULT.COM

Applicant: ORCHARD PARK DEVELOPMENT LLC Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2020137

Application Type: Residential Final Development Plan

Application Name: Sequoia - FDP

Location: 500 NW OLIVE ST, LEES SUMMIT, MO 64063
502 NW OLIVE ST, LEES SUMMIT, MO 64063
408 NW OLIVE ST, LEES SUMMIT, MO 64063

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:

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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The parking requirements cited in the site data table are incorrect. The number of parking spaces required for two-family, three-family or four-family residences is 2 per dwelling unit (one must be fully enclosed). Additionally, ADA stalls are not required for residential homes.
2. All proposed signs must comply with the sign requirements as outlined in the sign section of the ordinance.
3. Building 7 is violating the required 20' rear yard setback.
4. On the southern property line the proposed fence looks to stop short of enclosing the project as a whole. Was this a drafting error or is this what you are proposing?

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Hydraulic grade line for the 100 year event was missing from the detention basin outlet structures. The bigger problem, however, appears to be that the system utilizes the emergency overflow spillways to manage the 100 year event. This is not acceptable. The outlet structures for each basin must be sized to manage the 100 year event, and the emergency overflow spillway is only intended to be used in the event that 100% clogging and zero available storage exists within each basin. The outlet pipe for each basin should be sized for gravity flow, with the hydraulic grade line at or below the crown of the pipe. It is likely that a re-design and a revision to the stormwater study is required.
2. Trees are shown on top of City utilities. A minimum of five (5) feet from the outside of any pipe and the outside of the mature tree trunk is required.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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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 2018 International Fire Code.

