



Application Number: PL2020315
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: Chapel Ridge Townhomes Phase 5
Location: 3701 NE AKIN DR, LEES SUMMIT, MO 64064

Please note our comment responses in bold below.

Planning Review:

1. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file format. The legal description can be emailed to the planner's email address above. **Added.**
2. Parking Spaces. Please list the number of parking spaces required and then list a breakdown on all the parking spaces provided. **Added table.**
3. Legend Key. Please show a legend stating what all the symbols represent. **Added.**
4. Landscaping. Please show high impact buffer and landscaping. Requirements can be found in the UDO under Article 8, Division III. **Revised.**
5. Accessible Parking. Please show signage for accessible parking. **Revised.**
6. Monument Sign. Are there plans for a monument, please show if there is. **N/A.**
7. Rezoning Map. Please show a rezoning exhibit that includes; boundaries of the property to be rezoned; legal description; existing and proposed zoning districts of the property to be rezoned; zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned. **Added sheet.**
8. Dwelling units per acre. Please list the number of total dwelling units and show dwelling units per acre with the common area. **Added.**
9. Common Property Maintenance Plan. Please submit in writing who will be maintaining the property. **Added note.**
10. Flood plain. Please update floodplain note. **Revised.**
11. The internal drive is shown as 25' from back-of-curb to back-of-curb. The drive is required to be 28' back-of-curb to back-of-curb. **Added new private concrete drive detail.**
12. Parking Dimensions. Please show parking dimensions for surface parking. For spaces at the end of a row, the 9' parking space width is measured to the face of the curb, not to the back of the adjacent curb. **Added dimensions. Acknowledged.**
13. Elevations. How much of an offset is there on the front and rear building elevations? The site plans just show a boxes with no offsets to provide architectural relief for the long front and rear walls. **N/A.**
14. Trash enclosure. Are there plans for a trash enclosure? **N/A.**

Engineering Review:

1. Two (2) 1" water line leaders point at the wrong location. Please revise, or remove if non-applicable. **Revised.**
2. Do the "6 san. Line" and "6 water line" leaders intend to mean 6" instead? If yes, please revise. **Revised.**
3. A 2nd private fire hydrant may be required to meet the City's 300-feet maximum distance of fire hose within apartment house areas. **Added 300' radius dimensions.**
4. Please make sure that the utility sheet meets the City's minimum horizontal and vertical separation requirement(s) within the utility lines and structures. **Noted. To be verified with construction plans.**
5. Is the water line down the center of the site correctly labeled as a 6" line? There is a backflow preventer, yet it appears to be serving the units as a domestic line. Please clarify. **Revised.**



6. The proposed storm sewer is in conflict with the existing storm sewer at the NE corner of the site. Please revise. **Revised.**

Fire Review:

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. **Noted.**
2. The interior roads shall be built to City standards to provide adequate access. **Added detail.**
3. Provide cul-de-sacs or realign for the two and three building clusters with driveways. per discussion in Pre-App meeting. Without clearly delineated access lanes and parking, access for emergency vehicles could be blocked. **Revised site.**
4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: One side of the lane through the complex shall be posted "No Parking". **Added note. No parking along main access drive.**

Please contact me directly with any questions or concerns.

Sincerely,
Matthew Schlicht