



July 28, 2021

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RE: New Longview Townhomes – Final Development Plans
Issued (1st Submittal): June 28th, 2021
Comments Received: July 2nd, 2021

Mr. Ready:

Thank you for your assistance with facilitating review and comments regarding the first Construction Document submittal. The revised plans are attached to this submittal. The following are the City's comments dated July 2nd, 2021 from staff review. Olsson's responses are in **RED** text.

Modifications and Additions:

Fire Review (Jim Eden, Assistant Chief)

- Comment 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. Construction of the buildings shall be to the 2018 International Residential Code and 2018 International Building Code.
 - **Acknowledged; construction of the building shall be in accordance with 2018 International Residential Code.**
- Comment 2: formation.nIFC 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- Confirm available fire flow for the buildings based on square footage and construction type per IFC Tables b105.1(1) and IFC Table B105.1(2). Fire flow area calculations shall be to IFC Section B104.

Water Utilities may be able to assist you with the appropriate information.

- **Fire flow requirements for adequate sprinkler system operation has been confirmed through sprinkler system engineer. Documentation is being requested.**
- Comment 3: 503.3 Marking. 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.

- Fire lane striping plan added to set.
- Comment 4: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Action required- One side of the of the street shall be posted No Parking- Fire Lane in front of buildings that do not exceed 30 feet to the eave of a pitched roof.

For buildings with roof eaves and occupied attic spaces, both sides of the street shall be posted No Parking- Fire Lane to provide an aerial access width of 26 feet as required by IFC D105.1 and D105.2.

- Per follow-up meeting with Fire Dept. held on July 13th, building designs have been modified to be no more than three (3) stories in height and have had sprinkler systems added. In addition, site roadways have been widened to provide 33'-6" minimum driveable width to address Fire Dept. access concerns and allow on-street parking both sides of SW Brummel Road and SW Haverford Road.
- Comment 4: Per Joe Frogge in Development Services, the IRC does not apply to buildings over 3 stories, and the IBC and IFC does. Per amended IFC Section 903.2.11.3 Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings greater than two stories in height.

Action required- Provide an automatic sprinkler system in buildings with occupiable spaces above 3 stories.

- NFPA 13D fire sprinkler system to be installed in all buildings over two (2) stories in height.

Planning Review (Jennifer Thompson, Planner)

- Comment 1: In general, many of my comments are more "big picture" at this time and will require additional review once specific plan elements have been updated.
 - Acknowledged.
- Comment 2: The Development Data Table is confusing and needs additional clarification. It doesn't seem some of the square footages match up with the building types and or the referenced lots. Need additional clarification on footprint square footage vs. overall square footage.
 - Table updated and building coverage omitted.

Reference in the table the number of garage spaces for each unit type.

- Table updated as requested.

- Comment 3: Parking requirements will need to be further evaluated in lieu of Fire Dept. comments. In general staff has concerns about traffic congestion within the site. It doesn't seem adequate spaces are provided for the anticipated number of vehicles that will be associated with each unit. An example that comes to mind is the Eagle Creek subdivision town home area, which doesn't seem to function well at all.
 - Per follow-up meeting with Fire Dept. on July 13th, SW Brummel Road and SW Haverford Road have been widened to 33'-6" driveable width to meet Fire Code minimum drive widths and allow on-street parking, both sides. Additionally, twenty-one (21) parking stalls have been added to the south end of the site to address potential parking needs in that area.
- Comment 4: The elevations do not match the floor plans as submitted.
 - Lot A and B building plans are provided and elevations are representational of materials to be used by other building plans which are still in development. Final plans will conform to the limitations imposed by FDP/platting and will share design guidelines approved for New Longview Pergola Park 4th plat, excepting only the details specific to free-standing homes that do not apply.

- Comment 5: Provide further clarification on the attic space and the roof deck area.

The elevations do not seem to reflect the roof deck area as noted on the floor plans.

- Attic space / roof deck to be omitted.
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- Comment 6: Provide elevations for all four sides of the buildings.

Additional detail is needed on the elevations. The "pictures" shown as exterior precedents do not reflect on the floor plan footprints and doesn't seem to quite match to the proposed elevations.

 - Reference response to comment #4.
 - Comment 7: Traffic flow is of some concern. It seems the alleys would need to be one way. There are some units that would have a very awkward egress from the unit.
 - Alleys have been widened from 14'-0" to 20'-0" to allow for more efficient garage ingress/egress.
 - Comment 8: Have neighborhood meetings occurred regarding this plan?
 - Neighborhood meeting was held, via Zoom, on May 25th, and included stakeholders, such as neighboring associations, and nearby landowners / commercial tenants, that were contactable.
 - Comment 9: Platting would be required if the units are intended to be owner occupied. The private drives and alleys would need to be contained within a tract. Street/Drive naming needs to be discussed.

- Platting comment acknowledged. Street names on plans have been updated. North / south street names reflect SW Brummel Road and SW Haverford Road, and east / west road through site to be SW Curry Road in anticipation of future connection to existing Curry Road to east.
- Comment 10: It's noted the amenity/pool area will be a separate FDP.
 - Acknowledged.

Engineering Review (Sue Pyles, P.E. Senior Staff Engineer)

• General

- Comment: Please submit an Engineer's Estimate of Probable Construction Costs.
 - Cost estimate provided.
- Comment: Please include the City's standard details
 - The City's standard details have been added.
- Comment: Please note that only ornamental tree varieties are allowed within public easements.
 - The overstory plan has been updated per direction.

• Sheet Cover Sheet

- Comment: Include a north arrow with the Location Map
 - North arrow has been added
- Comment: Label the "Vicinity Map" and enlarge the street names for legibility.
 - Vicinity map has been labeled and street names enlarged.

• Sheet L000

- Comment: Remove General Notes 9 & 10. They are incomplete and full notes are on Sheet L100.
 - Notes removed from sheet.
- Comment: Revise "Lee's Summit Water & Services Department" at 816-969-1940 to "Lee's Summit Water Utilities Department" at 816-969-1900 in the Utility Service Number list. KCP&L is now Evergy.
 - Revised as instructed.

• Sheet L201 - L201

- Comment: Clearly indicate existing sidewalk and label asphalt as heavy duty in the Site Plan Notes
 - Plan notes have been updated and labels have been added to the plan sheets.

• Sheet C105 & C106

- Comment: Label the 1' dimension required for the base to extend beyond the back of curb.
 - Dimensions labelled on plan sheets.

- **Sheet C109 & C118**

- Comment: Add underdrain in low points, as applicable.
 - Underdrain added to low points of roadway.

- **Sheet C131 & C134**

- Comment: Pipe information labels in Profile views are many times difficult to read due to overlapping text or graphics when placed along the top of the pipe. Please revise as needed for clarity in storm, as well as sanitary and water Profile views.
 - Adjusted label to be clearly visible and not overlap.
- Comment: Please review the Profile views for overlapping or cut off text and revise as needed for clarity in storm, as well as sanitary and water Profile views.
 - Adjusted label to be clearly visible and not overlap.
- Comment: Please include the HGL in the Storm Line 9 Profile view.
 - HGL information added to storm line 9.

- **Sheet C140 - C144**

- Comment: It appears that the proposed sanitary sewer slopes do not meet the City's minimum slope requirements. Please review and revise as needed.
 - Slopes are allowable as sanitary main is private.
- Comment: Please revise sanitary sewer service lines to all connect to the private mains with wye connections. Several are currently shown connecting directly to MHs.
 - Sanitary service lines have been revised to wye into the main as opposed to connect to the manhole.
- Comment: Why are MHs labeled with letters and lines labeled with numbers? It's very confusing.
 - Manholes have been revised to be associated with the sanitary line numbers.
- Comment: Please include the storm line crossing between MHs B-2 & B-3 in the Profile View.
 - The storm line crossing between those manholes, now labeled as MH 2-2 and MH 2-3 has been labeled in the profile view.
- Comment: It appears that a small area of compacted fill is necessary near MH C-1. Please verify and revise as needed
 - Compacted fill is necessary near that manhole and a label has been added to note as such.
- Comment: Lots 63-66 don't have sanitary sewer service lines shown in Plan view.
 - Sanitary service lines have been added to the lots mentioned.

- **Sheet C146**

- Comment: Please revise the 6" dimension over the pipe to 12" to meet the City's current requirements in the trench and backfill detail.
 - Detail was updated to show correct dimension height.

- **Sheet C149 – C151**

- Comment: Please review label placements and valve locations in Plan views to ensure they are located on the correct line at the intended location.
 - **Reviewed callout locations.**
- Comment: Please include the compaction note reference in the Water Line 4 Profile view
 - **Note added.**
- Comment: Please include pipe information for the crossing near Sta. 13+50 in the Water Line 5 Profile view.
 - **Added pipe information.**

- **Sheet C152**

- Comment: Please indicate on this sheet or elsewhere in the plans how the backflow vault sump will drain.
 - **Backflow vault will be installed with typical gravel sump. Vault is in an area where storm water will sheet flow around the vault lid and will not require sump drain to be tied into storm sewer.**

Traffic Review (Michael Park)

- Comment: Sh. 32/77 - K Value for vertical curve at Sta. 14+79.74 is too low (min. 12).
 - **Vertical curve K value adjusted to meet city standards.**
- Comment: Sh. 35/77 - Radii for horizontal curve at Sta. 12+80.31-13+24.83 is too low (min. 200').
 - **After communication with city it was determined that radius could remain at present radius as drive is private with congested roadways which will reduce the speed of traffic to below the posted 25 mph.**
- Comment: Sh. 37/77 - Stop sign at Longview and Curry shall be relocated in front of crosswalk (min. 4').
 - **Stop sign relocated to be 4' in front of crosswalk.**

Building Codes Review (Joe Frogge)

- Comment: Street light design incomplete.
Action required: Provide complete lighting design that includes all circuitry and pole base detail.
 - **Plans updated to include requested information.**
- Comment: Code of Ordinances Sec. 7-101.1 Scope.
This Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Detached one- and two-family dwellings and townhouses not more than three (3) stories in height with separate means of egress, and their accessory structures shall comply with Article IX (International Residential Code) of this chapter.

Action required: Given that the designs indicate 4 story construction they would fall under the 2018 International Building Code. Buildings will need to be fully sprinklered per IBC 903.2.8.1.

- Building heights have been reduced to be no more than three (3) stories. NFPA 13D fire sprinkler system to be installed in all buildings over two (2) stories in height.

We thank the staff for their review of our plans. If there are any questions, please contact me at 816-842-8844.

Sincerely,

Brandon McBride, PLA
Olsson