

DEVELOPMENT SERVICES

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

Date: Thursday, July 29, 2021

To:

Property Owner: CRCP INVESTMENTS LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021221

Application Type: Residential Final Development Plan

Application Name: Chapel Ridge Townhomes, Phase 5

Location: 3701 NE AKIN DR, LEES SUMMIT, MO 64064

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. 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- How will the main drive and stubs be posted?

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Drive aisle. Please show in detail the drive aisle specifications. Refer to the UDO Sec. 8.620.-Parking lot design.

3. Mechanical Screening. Please show in a dashed line where the mechanical equipment will be, whether it is on the ground or roof top, and the type of material that will be used for screening. Refer to Sec 8.180-Architectural Characteristics.

4. Cloud. Please remove the layer showing existing vegetation/trees from all the plan sheets except for sheet C.050.

5. Lighting. Please show lighting specifications for fixtures, manufacturers specification sheets, and a photometric diagram. Refer to UDO, Subdivision 5-Lighting Standards.

6. Building Setback. Please show building setback line for south side of property.

7. Vicinity Map North Arrow. Please put a north arrow by the vicinity map

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Mention "Final Development Plans" within the headline of the cover sheet.

2. Include the developer's direct telephone number.
3. List every single sheet of the set of plans in the table of contents. Title block information (i.e. sheet # + name) throughout the plans needs to match with the revised table of contents, shown on the cover sheet.
4. Provide ESC protection to the field inlet located outside of the eastern property line. Make sure to reflect the update on every applicable sheet. ESC-07 standard detail needs to be added on to sheet C.053, as well.
5. Relocate the silt fence leader that appear to point at the temporary construction entrance, on sheet C.050. Make sure to also revise the reference of silt fence detail to ESC-03, throughout the plans.
6. Given the vast area, additional intermediate silt fence barrier(s) would be required within the disturbance area in order to prevent mud from flowing over long distances across the site during heavy rain events, especially during ESC phase 1.
7. On sheets C.051 and C.052, relocate inaccurate inlet protection leader (west of existing field inlet 23B) to the location of proposed field inlet 2-1.
8. Buildings #1 and #16 appear to have lighter footprint contour lines than its counterparts. Revise line weight for both to look similar to the one for the other buildings, on every applicable sheet.
9. Edge of building #14 must be at least 15' away from the edge of 8" sanitary sewer main.
10. Proposed location(s) and selected type of curb (and gutter) need to be shown.
11. Review the contour labels throughout the plan set and relocate overlapping texts and graphics, as needed.
12. Several elevations are missing from the lower labels located on the street profile views of sheets C.202 and C.203.
13. Staff recommends adding a note on the utility plan sheet about vertical clearance between utility lines to be 18" minimum.
14. On the utility plan sheet, remove the fire hydrant radiuses and provide complete water line(s) information.
15. Show all applicable utility crossings in profile view.
16. On the profile views of sheets C.301 and C.302, label the hydraulic grade line(s), existing vs proposed grade lines and hatching for 18" compacted fill required over existing shallow areas.
17. Include one or a couple of sheets showing the sanitary line(s) plan and profile views.
18. Revise the dimensions in profile/plan view of storm MH 1-3, field inlet 1-4 and curb inlet 4-2, as needed. Plan and profile views need to match.
19. Sanitary sewer connection to existing main must be via a cut-in wye.
20. Revise the line type to remove the W symbols shown within the middle crossing sanitary sewer line, shown on both the utility and sanitary service plan sheets.

21. Are the water lines crossing Akin Dr. currently existing ? The line weight (or pattern) for those lines needs to show it, if applicable.

22. Add street names throughout the plan set.

23. Include a cross sectional view of the proposed pavement for new private concrete drive. Make sure to label the 4" (minimum) granular base course required under 6" concrete surface course and specify the type of concrete to be used. Aggregate base course must extend 1' beyond back of curb.

24. Include a trenching and backfill detail.

25. The bar scale show on the landscape plan sheet appears to be inaccurate. Revise, as necessary.

26. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscaping plan meets this requirement.

27. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Provide horizontal curve information.

2. Provide sight triangles with dimensions at the intersections and locations where parking may be an issue (ie. PD 1, Sta 5+00).

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide the following:

- complete and detailed retaining wall designs.
- Waste and water pipe material schedule.
- Water meter sizes. (and meter vault detail if over 2")
- BFP type.
- BFP vault detail.
- Cleanouts in waste piping per spacing requirements of IPC 708.1.2