

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, October 07, 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

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**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:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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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.
2. 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.
3. Cloud. Please remove the layer showing existing vegetation/trees from all the plan sheets except for sheet C.050.
4. Lighting. Please show lighting specifications for fixtures, manufactures specification sheets, and a photometric diagram. Refer to UDO, Subdivision 5-Lighting Standards.
5. Building Setback. Please show building setback line for south side of property.
6. Vicinity Map North Arrow. Please put a north arrow by the vicinity map

<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Include sheets C.401 and C.402 into the table of contents, shown on the cover sheet.
2. Remove the north arrow, cover sheet scale and graphic scale (all) located in the upper right corner of the cover sheet, since non-relevant.
3. Throughout the plans, remove the “new segmental retaining wall” wording located northwest of building #3, since non-applicable.
4. On sheet C.100, label the missing “new concrete drive” wording(s) on top of the proposed single or double concrete driveways located in front of buildings #1, 11, 12, 13 and 16. Make sure to also remove the extra label located within building #9.
5. On sheet C.100, darken the (light-toned) perimeter of driveways.
6. Label the estimated cut and fill quantities on the grading plan sheet. Make sure to also include a grading cost item on to the EOOPCC sheet.
7. Revise the proposed TC and FG elevations in order to ensure proper runoff drainage, along both sides of the residential access roads.

8. Label private drive 1 in plan view of sheet C.202. Private drives 2 and 3 need to be labeled as well in plan views of sheet C.203.
9. Provide a typical detail for the two (2) segmental retaining walls.
10. Westerly TW and BW for retaining wall #2 does not match on both profile and plan views. Revision is necessary.
11. Discuss/show how the runoff will drain away from the back of buildings #4, 5 and 6, in particular along the proposed retaining wall.
12. Installation(s) of water and sanitary service lines for buildings #5, 6, 12 and 13 appear to be running under the retaining wall. Confirm whether this is feasible. Retaining wall may likely be impacted during future maintenance work.
13. On sheet C.300, clearly label the existing middle crossing 8" dead end water main crossing Akin Drive that will serve as water connection point. Existing 8" dead end water main near the southern property line will be disconnected and removed. Proposed southern 2" water line will have to extend across Akin Drive and directly tap (via a 2" tap) into the 8" water main running north-south.
14. On sheet C.300, label the proposed material(s) for water, sanitary and storm pipes. Soft type "K" copper shall extend a minimum of 10' beyond the water meter well.
15. On sheet C.300, the (north and south) 2" service lines need to tie into the 8" middle crossing water main (extension) via a couple of 2" tap(s), located a minimum of 4' apart.
16. On sheet C.300, a valve is needed along the 8" middle crossing water main/fire line right before the proposed backflow prevention vault.
17. On sheet C.300, backflow prevention vault along water service line has to be located 10 feet minimum past the water meter.
18. On sheet C.300, label the name of all storm lines. Make sure to also add the (name) label in plan view, on sheets C.301 and C.302. (e.g. add "storm line 5" to storm line 5 plan view)
19. On sheet C.301, label the existing junction box within plan view of storm line 1. Make sure to also mention that core drilling will occur in order to connect new storm line 1 to it, in profile view.
20. On sheet C.301, information shown in plan view of storm line 2 is wrong. Revise to match information shown in profile view.
21. Connection from curb inlet 4-2 to curb inlet 4-1 appears to have been removed from the plans. Re-include.
22. On sheet C.302, information for curb inlet 6-2 does not match in both plan and profile views. Revision is necessary.
23. Detail how field inlet 6-1 is intended to connect to the existing 48" public storm line.
24. On sheet C.400, label the name of all sanitary lines. Make sure to also add the (name) label in plan view, on sheets C.401 and C.402. (e.g. add "sanitary line B" to sanitary line B plan view).
25. Label and add information for sanitary line D on both sheets C.400 and C.402.

26. The 18" pre-compacted fill and 18" minimum vertical clearance between utility pipes requirements apply to the construction of sanitary line(s), as well. Revise the sanitary profile views accordingly and make sure to also add the associated general notes.

27. Identify the public and then the private utility networks, on the utility plan sheet. Make sure to also add call-outs or labels in order to differentiate them throughout the plans.

28. Revise the minimum cover, shown on the trenching and backfill detail, to 42".

29. Add all applicable construction standard details to the plans.

30. Add a cost item for the 4" thick (compacted) aggregate base, that is intended to be installed under concrete pavement, to the EOOPCC sheet.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

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
- 10/4/21 - 0 out of 6 comments addressed.