

DEVELOPMENT SERVICES

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

Date: Tuesday, November 02, 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Revise the overlapping information shown in profile view of sheet C.202 and the title block on C.402.
2. On the utility plan sheet (C.300), the water service line extending to the north shall not connect directly into the 8" gate valve. Please revise accordingly.
3. On the utility plan sheet (C.300), there appears to be multiple lines shown crossing Akin Dr. Please revise to only show the one existing line. The proposed service connection appears to be connecting to the FH apparatus. It should connect before and not directly to the apparatus. Revise the proposed connection details in this area to be more clear.
4. Sanitary pipe size(s) shown on the utility plan sheet (C.300) must match the ones shown on sheets C.401 and C.402.
5. Add an 18" crossing separation leader on to the profile view of sanitary line A at STA 3+03.60. Casing pipe should be used if the 18" (crossing) minimum separation requirement between utility pipes cannot be met. Make sure to also revise the sanitary profile view titles to mention "sanitary line B" and "sanitary line C".
6. Add the SAN-1, WAT-11 and WAT-12 construction standard details to the plan set.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide the following:

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- 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.

10/27/21:

- BFP type not found
- BFP vault detail not found