

DEVELOPMENT SERVICES

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

Date: Tuesday, July 05, 2022

To:

Property Owner: SUMMIT POINT PHASE II LLC Email:

Applicant: CANYON VIEW PROPERTIES Email: GARY@CANYONVIEWCAPITAL.COM

Engineer: CFS ENGINEERS Email: LSCOTT@CFSE.COM

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022056

Application Type: Commercial Final Development Plan

Application Name: SUMMIT POINT APARTMENTS 2ND PHASE FINAL DEVELOPMENT PLAN

Location: 520 NE CHIPMAN RD, LEES SUMMIT, MO 64086

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:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment 16 in previous applicant letter. The dimensions are shown from the 100 year nominal event to the property lines and building, but the 100 year water surface elevation for the clogged condition/zero available storage was not shown. It would appear the 20 foot minimum setback will not be achieved. Please review, revise, and provide a re-design as appropriate to ensure the 20 foot setback requirement is achieved for the 100 year clogged/zero available storage event.

2. Please refer to comment 31 in previous applicant letter. The method of draining the backflow vault shall be permanent, not temporary. Please review and revise as necessary.

3. Please refer to comment 39 in previous applicant letter. There are 3 instances of what appear to be water meters within drive aisles and medians (water meter symbology is not defined nor labeled, so making the assumption). This is not allowed. In addition, water meters shall be labeled or a symbol shall be noted in a legend. In general, all water meters shall be located as close to the buildings to be served as possible, and outside any drive aisles, parking stalls, medians, enclosed areas, inaccessible locations, within landscaped areas, or fire lanes. It shall be accessible to Water Utilities staff without undue work to access the water meter. Please review and revise as appropriate.

4. Curb inlets 235, 225, and 220 appear to be surcharging during the 100 year event. Surcharging in this instance shall be defined as being 6 inches or less from the throat of the inlet, and in these cases, are surcharging partially out of the inlet. Although this may be acceptable for the 100 year event, the finish floor elevation for the adjacent building shall be a minimum of 2.0 feet above the 100 year water surface that is surcharging out of the inlets. It appears the building in question is set at a finish floor elevation of 1005.0. Using the 100 year water surface elevation for these inlets, the following actions shall be taken: 1) re-design the storm system so the 100 year HGL is a minimum of 6 inches below the throat of the inlet, 2) raise the building finish floor elevation, 3) a combination thereof. Please review and revise as necessary.

5. In all instances where a domestic water service is proposed on the utility sheet, please provide a reference to the standard water meter detail for all domestic service line connections on Sheet C605. This shall include all copper line requirements as noted on the standard detail, along with all other items noted on the standard detail.

6. Elevation Certificate review process in progress.

7. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include on the cost estimate should exclude the buildings, lighting, landscaping, or other items not reviewed and inspected by Development Services Engineering and Inspections.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. 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- Provide fire lane marking.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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