

**DEVELOPMENT SERVICES**

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

**Date:** Friday, December 16, 2022

**To:**

**Property Owner:** RESIDENCES AT BLACKWELL LLC Email:

**Applicant:** GRIFFIN RILEY PROPERTY GROUP Email: VICTORIA@GRIFFINRILEY.COM

**Engineer:** SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

**Architect:** NSPJ ARCHITECTS Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022412

**Application Type:** Residential Final Development Plan

**Application Name:** Residences at Blackwell

**Location:** 2840 SE BLUE PKWY, LEES SUMMIT, MO 64063

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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.

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**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>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide more details on the proposed exterior material labeled "Panel & Revel".
2. Please provide ADA access to the proposed dog park.
3. Please provide details on the proposed pedestrian bridge.
4. Please provide a land use schedule with the following information: Total floor area, number of dwelling units, Land area, Number of required and proposed parking spaces, Impervious coverage. Also list the number of stories and area in square feet of all proposed buildings.
5. Landscaping plans shall be submitted in accordance with Article 8.
6. Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Please move the ADA stalls serving the clubhouse to the stalls closest to the structure. Please also ensure there is an ADA ramp leading to the sidewalk accessing the clubhouse.
7. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
8. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
9. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
10. Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
11. Please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
12. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
13. Please show the location, size and materials to be used in all screening of rooftop mechanical equipment. On the elevations please show a dashed line indicating the roof line and rooftop mechanical equipment.
14. All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed/permitted under separate application.

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1. Backflow vaults are vague in terms of their location on the overview sheets. Please show their location, and ensure they are outside the limits of easements. Please show a gate valve just prior to the backflow vault. Please revise.
  2. Private water line: the 90 degree bend at sta 17+07 should be replaced with 45 degree bends to eliminate the odd angle at this location. Please revise.
  3. Trenching and backfill detail should be revised to the new standard of 12 inches aggregate over the top of pipe. Please revise.
  4. We are checking with Water Utilities on the proposed placement of the interior waer meters on a private 8 inch line. We will be in contact when this has been answered since this does not technically meet the requirements of the Design and Construction Manual.
  5. Please show the hydraulic grade line and the corresponding storm event on the profile view for all lines greater than 6 inches in diameter.
  6. KCMMB concrete shall be required for all commercial entrances from the right of way line, to the end of the radius. Please show on the plan view, along with labels.
  7. Please label each storm line as "PRIVATE" on the profile view. This is needed for our GIS technicians to be able to identify which is public and which is private. Please update.
  8. A SWPPP is required due to the size of the project being greater than 1 acre. Please submit a SWPPP.
  9. A bold note on the detention basin outlet structure plan should be shown with the words "Detention basin and outlet structure to be constructed with the first phase of the erosion and sediment control plan. An as-built Record Drawing shall be required and accepted by the City prior to occupancy" or equivalent language. Please update.
  10. Sheet C505: Please add the following to this sheet: 1) 100 year storage. Upon submittal of the as-built Record Drawing for the detention basin and the outlet structure, this can be updated with the as-built storage in a similar fashion as the 100 year WSE, orifice and weir elevations, etc.
  11. Sheet C600: Please add the word "PRIVATE" to the profile view to aid the GIS technicians when entering sanitary sewer line information into our GIS system. Please update.
  12. Water Line Profile Sheets: Please add the word "PRIVATE" to the profile views to aid the GIS technicians in their effort to enter accurate data. Please update.
  13. Although a note is shown on the general overview sheets concerning the installation of backflow vaults and backflow assemblies, these did not appear to be shown on the detailed water line plans shown elsewhere in the plan set. Please ensure there are vaults shown to be installed at all locations where the private line is connected to the public main. The backflow vaults and assemblies shall have a gate valve installed immediately prior to the vault. The vault shall be installed outside of right of way, easements, and if at all possible, outside any paved area. Please evaluate and revise.

14. Two separate trenching and backfill details were shown, and one of them is incorrect. We have updated our standards for the aggregate on top of pipe to 12 inches. Please revise the incorrect detail.

15. A pavement typical section view appeared to be missing. Please provide a typical section view of the pavement, and ensure it meets the Unified Development Ordinance (UDO) in terms of thickness, base, and geogrid/chemically-stabilized subgrade (if AC is used). Please update.

16. Typical curb and gutter section is not quite correct, in that it does not include the area one (1) foot beyond the curb and gutter for the subgrade design. The subgrade should be extended a minimum of one (1) foot beyond the back of curb, and it is recommended this be shown on the required pavement section view to achieve two objectives with one typical section. Please revise as appropriate.

17. All Sheets Related to the ADA-Accessible Spaces in Parking Lot: Please provide slope callouts for all ADA-accessible spaces, and ensure all meet the slope requirements for ADA-accessible parking spaces. Elevation callouts are ok, but not sufficient. Please revise.

18. Unless covered by the public street plan set, all ADA-accessible ramps within the right of way shall include site-specific details for their construction (i.e. a standard detail is not adequate). If applicable (i.e., if not covered by the public street plans), please provide separate details for each ADA-accessible ramp and ADA-accessible route across the new commercial entrances, and ensure a minimum 5.0 foot walking path is shown across the driveway. Please be aware the City of Lee's Summit is more stringent than PROWAG in terms of design parameters. In general, running slope cannot be more than 7.5%, and cross-slope cannot be more than 1.5%. This will allow for some construction tolerance to achieve the overall goal of 8.33% and 2.0% respectively. Please update.

19. Detention basin plan sheet: Please show a callout from the 100 year WSE to the property line. Ensure there is a minimum 20 foot setback.

21. The discharge point of the detention basin appears to be tight in regard to the adjacent property. The rip rap at this location also appears small, and odd-shaped for reasons that appear to be related to skew angle and property line. Please evaluate, as it appears the discharge point will create an adverse situation for the adjacent property owner. Recommend obtaining a small drainage easement from adjacent property owner, or if not, pulling the discharge point back and perhaps construction of a headwall/concrete channel to manage the excessive slope.

22. Since the detention basin contains a permanent pool, a method of draining the pond in an emergency is required. It appears, however, that the permanent pool elevation is at or near the receiving ground elevation, so it is possible this rule does not apply. Please discuss in a revised stormwater study as to why this is not required, or if required due to the location of the permanent pool in relation to the receiving ground, a design for emergency draining of the pond.

23. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the cost estimate include: 1) pavement, 2) subgrade, including the area one (1) foot beyond the back of curb, 3) curb and gutter, 4) storm lines greater than 6 inches diameter, 6) storm structures, 7) water lines, valves, and bends, 8) sanitary sewer lines and structures, 9) fire hydrants, 10) backflow vaults, 11) sidewalk within the right of way, 12) ADA-accessible ramps within right of way, 13) KCM MB entrance, 14) mass grading on the site, 15) detention basin construction, 16) rip rap, 17) toe walls, 18) erosion and sediment control devices and measures, and 19) final restoration, including sodding, seeding, fertilizer, mulch, and turf reinforcement mat.

1. General: Constructing Heritage St. in its entirety with this phase creates a long deadend street. Without any side streets, this street will need a temporary turn around at the end. Alternatively, the street could be constructed to the northmost entrance/Riley St. with this phase and be extended with future phases.

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**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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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.

**Action required:**

Work with Water Utilities to confirm adequate fire flow will be provided per IFC Table B105.1(2). A 50% reduction is allowed for automatic fire sprinklers.

2. IFC D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Action required:**

A. Several areas in front of the buildings do not meet this requirement. The driveable surface shall be 26 feet.

B. Confirm the turning radius from the parking lot to the fire lane in front of the building will accomodate a ladder truck. Show truck turning movements.

3. IFC 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.

**Acction**

4. 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 lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material

with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action required- Correct the color of the fire lane marking and provide a combination of signs and painted curbs.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Water taps for 2" meters must be 2" copper and all piping from main to 10' past meter must be 2" copper. (fyi - this rule applies regardless of what material is used for the main)