

DEVELOPMENT SERVICES

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

Date: Wednesday, January 11, 2023

To:

Property Owner: TOWNSEND SUMMIT LLC Email:

Applicant: NORTHPOINT DEVELOPMENT Email:

Engineer: SITEPOINT Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022436

Application Type: Residential Final Development Plan

Application Name: Summit Square III Apartments

Location: 800 NW WARD 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 multi-page 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. SITE DATA TABLE (Sheet C-0200). List the number of total dwelling units and a breakdown of the number of dwelling units by bedrooms per unit.
2. ADA PARKING SIGN. Provide a detail of the ADA sign to be mounted at the head of each accessible parking space. The sign shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
3. EASEMENTS.
 - Show the location of all existing easements on the site. Add a notation stating "to be vacated" to the easement(s) for the storm sewer and sanitary sewer lines that will need to be relocated due to the conflict with the apartment building locations.
 - A vacation of easement application shall be submitted for any conflicting easement. Building permits cannot be issued until such time as any conflicting easement is vacated.
4. LANDSCAPE PLANS. Revise the calculations performed to determine the number of open yard trees and open yard shrubs required for the site. The Landscape Data table on Sheet L-0100 uses 140,295 sq. ft. of open yard area as the basis for the calculations, which is incorrect. Under the Unified Development Ordinance, the open yard area is the total lot area minus only a site's building footprint area. Please note that the open yard trees and shrubs are in addition to any trees and shrubs required for parking lot screening and street frontage landscaping.
5. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided across the parking lot stub located at the southwest corner of the site where the drive shall connect to the future development to the south.
6. RTU SCREENING. A note on the building elevations indicates that RTUs will be screened via raised roof elements. Please take into account the added RTU height resulting from the curbs on which the RTUs will sit when designing the building parapet heights to achieve full screening.
7. ELEVATIONS.
 - Provide elevations for the proposed trash enclosures. Trash enclosures shall be designed in accordance with UDO Section 8.180.G.
 - Provide elevations for the proposed detached garages. Label all exterior materials and colors.
 - Label the apartment exterior materials per the legenda provided on said elevation sheets. It is difficult to discern on the drawings what materials certain dark colors depict.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. General:
 - Please submit:
 - o Engineer's Estimate of Probable Construction Costs.

- o SWPPP and a copy of the MDNR Land Disturbance Permit.
- Please include:
 - o City's standard details.
 - o A phased erosion and sediment control (ESC) plan and ESC standard details.

2. Sheet C-0200:

- Pavement sections and asphalt type don't meet City requirements. Please revise.
- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
- Trash enclosures require 30' of concrete pavement, as measured from the enclosure opening. Please revise.

3. Sheets C-0501 – C-0503:

- Show all water line and sewer line crossings in Profile view.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Enclosed storm sewer systems will use the open channel, or gravity, flow design method for the appropriate design storm (LS Section 5603.1).
- Please revise the flowline information at Str A1. The FL In is higher than the FL Out.
- Please raise the Str C3 label in Profile view for clarity.
- Is rip-rap, or some other feature, necessary at FES C10 to prevent erosion at that location? With the water line located directly below, it seems that it would be a more critical area to protect.

4. Sheet C-0530: Please include 100-year storm calculations.

5. Sheet C-0900:

- Please include sanitary sewer service lines.
- The PDP water line layout included multiple connections to the existing public water main, but this layout only includes a single connection point. Is this adequate for fire flow? Is this adequate for service should there be an issue with a section of line?
- A backflow protection device is required at each connection to the public water main. Please show a backflow vault located as required.
- Please show and label all water meters.
- Please label the fire line material.
- Please label the domestic water line size and material.
- Profiles are required for all pipes greater than 6" diameter.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

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.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- The FDC's were not shown on the Site or Utility plans, but in previous discussions they were going to be where the FP main entered the building. Confirm and show location.

3. IFC 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- The Fire Lanes shall be posted.

4. 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.

Action required- Confirm with Water Utilities the fire flow through the private system is achievable with a single connection to the public system.

5. 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.

Action required- Confirm the pavement in the fire lanes will support 75,000-pounds.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

1. This review is for FDP only. Architectural plans have not been reviewed.

2. Provide size, type, and location of water meter(s). If meter is larger than 2" provide complete, engineered, meter pit plans.

3. Provide water pipe sizes for entire site.
4. Provide complete sanitary sewer design that includes all sizes, connections, and cleanouts.
5. Provide light pole base detail.