Summit Square III Apartments
Final Development Plan
Comment Responses

2023.01.27

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City of Lee's Summit, Missouri
220 SE Green Street, Lee's Summit, MO 64063

Mike:
We are in receipt of the comments dated 2023.01.11. We have addressed the comments as follows:

**Planning Review** – Contact Hector Soto Jr., 816.969.1238, Hector.Soto@cityofls.net

1. Site Data Table (Sheet C-0200). List the number of total dwelling units and a breakdown of the number of dwelling units by bedroom per unit.
   **Dwelling Unit Table with breakdown of bedrooms per unit added to Sheet C-0200.**

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.
   **A detail has been provided for ADA signs. See detail sheet C-2000.**

3. Easements.
   a. 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.
      **See revised sheet C-0100**
   b. 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.
      **Acknowledged**

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 140,294 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.
   **Landscape Plans revised to reflect increased open space calculations. Shrubs and trees are in addition to street frontage and screening requirements.**

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.
   **Temporary curb now shown. See sheet C-0200 for updated layout and callout.**

6. RTU Screening. A note on the building elevations indicated 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.
   **We will be certain to take this into account while progressing through a more detailed roof design.**

7. Elevations.
   a. Provide elevations for the proposed trash enclosures. Trash enclosures shall be designed in accordance with UDO Section 8.180.G
      **Please see included trash enclosure drawings.**
   b. Provide elevations for the proposed detached garages. Label all exterior materials and colors.
      **Please see included detached garage drawings.**
   c. Label the apartment exterior materials per the legend provided on said elevation sheets. It is difficult to discern on the drawings what materials certain dark colors depict.
      **Please see updated elevation sheets with materials labeled.**

**Engineering Review** – Contact Sue Pyles, 816.969.1245, Sue.Pyles@cityofls.net

1. General, please submit and include:
   a. Engineer's Estimate of Probable Construction Costs
      **Estimate of construction costs has been included with the resubmittal.**
   b. SWPPP and a copy of the MDNR Land Disturbance Permit
      **SWPPP and MDNR included with resubmittal.**
   c. City's standard details
      **Standard Details added to plan set**
   d. A phased erosion and sediment control (ESC) plan and ESC standard details
      **Erosion control plans have been provided. See sheets C-0300-0320.**

2. Sheet C-0200:
   a. Pavement sections and asphalt type don't meet City requirements. Please revise.
      **Pavement sections revised with depths recommended from Geotech. See legend for updated pavement sections.**
   b. 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.
      **Note has been added to site plan that aggregate base and subgrade will extend at least 1' beyond the back of curb. This note is also shown on the grading plan. See sheet C-0400.**
   c. Trash enclosures required 30' of concrete pavement, as measured from the enclosure opening. Please revise.
      **Concrete pavement extended to curb returns north of trash enclosure. Dimension added to show 30' of pavement from the enclosure opening. See sheet C-0212 for enclosure dimensions.**

3. Sheets C-0501 – C-0503:
    a. Show all water line and sewer line crossings in profile view.
    **Sanitary sewer and water line crossings now shown in storm profiles. Separate sheets for sanitary and water profiles have been created. See sheets C-0600-0601 and C-0700-0702.**
    b. 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.
    **Hatch and notes added to profile views**
    c. Enclosed storm sewer systems will use the open channel, or gravity, flow design method for the appropriate design storm (LS Section 5603.1)
    **Storm sewer designed for 10 year HGL within pipe and 100 year HGL below surface**
    d. Please revise the flowline information at Str A1. The FL In is higher than the FL Out.
    **Flowline at Str A1 has been revised. FL in is now higher than the FL Out.**
    e. Please raise the Str C3 label in profile view for clarity.
    **Str C3 label has been revised.**
    f. 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.
    **Riprap has been added to FES C10. See sheet C-0511 for details on diameter and quantity of riprap.**

4. Sheet C-0530: Please Include 100-year storm calculations.
    **100- year storm calculations now included in the Drainage Plan.**

5. Sheet C-0900:
    a. Please include sanitary sewer service lines.
    **Sanitary service lines now included in plans. See sheet C-0601 for plan and profile view of service lines.**
    b. 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?
    **Private fire loop revised to have two connections to the public main.**
    c. A backflow protection device is required at each connection to the public water main. Please show a backflow vault located as required.
    **Backflow prevention devices and vaults now shown at each connection to the public water main.**
    d. Please show and label all water meters.
    **Water meters now shown and called out in the utility plan.**
    e. Please label the fire line material.
    **Private water main and building service connection line materials and sizes are now shown on the utility plan.**
    f. Please label the domestic water line size and material.
    **Domestic water service line size, material, and quantity are now called out on the utility plan.**

g. Profiles are required for all pipes greater than 6” diameter.
**Acknowledged. Profiles now provided for all pipes greater than 6”.**

**Traffic Review** – Contact Brad Cooley, Brad.Cooley@cityofls.net

*No Comments*

**Fire Review** – Contact Jim Eden, 816.969.1303, Jim.Eden@cityofls.net

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.
**Acknowledged**

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.
   **FDC’s indicated on C-0900**

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.
**Fire Lane signage/indicator shall be provided with building permit submission**

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.
   **Private Water main layout revised to include two connections to the public main**

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.
   **Geotechnical Engineer to provide confirmation**

**Building Codes Review** – Contact Joe Frogge, 816.969.1241, Joe.Frogge@cityofls.net

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

2. Provide size, type, and location of water meter(s). If meter is larger than 2” provide complete, engineered, meter pit plans. 450 gpm for both buildings domestic load 300 fire .
   **3” water meter now shown and called out on sheet C-0900. Standard Details included in plans**

3. Provide water pipe sizes for the entire site.
   **Water pipe size, material, and quantities for the private water main, fire line and building service connections now included on the utility plan. See sheet C-0900.**

4. Provide complete sanitary sewer design that includes all sizes, connections, and cleanouts.
   **Sanitary sewer general layout and cleanout locations shown on sheet C-0900. Profiles, sizes, and connections for the public sanitary extension and building service lines are shown on sheets C-0600 and C-0601.**

5. Provide light pole base detail.
   **Light pole base details added to sheet E0.02**