

DEVELOPMENT SERVICES

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

Date: Tuesday, March 28, 2023

To:

Property Owner: RESIDENCES AT BLACKWELL LLC Email:

Applicant: GRIFFIN RILEY PROPERTIES Email:

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023043

Application Type: Residential Final Development Plan

Application Name: Reunion at Blackwell - FDP

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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Sheet C101 – Site Data table, please update the zoning to reflect the current zoning of RP-4.
2. Please provide details/elevations for the pool/clubhouse.
3. Will there be any signs? All signs must comply with the sign requirements as outlined in the sign section of the ordinance.
4. Please label the width of the proposed parking stalls.
5. Will any ADA parking stalls be provided? At a minimum the will need to be at least 1 van accessible stall provided at the pool/Clubhouse. There shall also be an ADA rout from this stall to the structure.
6. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
7. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
8. Will there be any ground or roof mounted mechanical equipment? If so please show the location and provide details for the proposed screening method.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. An offsite easement for the storm line connection property shall be required prior to approval of these plans. The easement shall be a private easement. Please provide a courtesy review copy of the proposed easement language and exhibit in graphic format showing the limits of the proposed easement.
2. A dedicated stormwater report for this phase of the development was missing. No further review of the detention basin outlet works were performed since the report was missing. Please submit a stormwater report for this phase of the project.
3. Sheet C305 and C306: In addition to the information shown on these sheets, the following items are needed: 1) storage volume for the 100 year event, 2) graphic location of the design 100 year water surface within both basins, 3) dimensions showing a minimum of 20 feet setback from any property line or building is maintained between the clogged condition 100 year WSE, 4) location on the plan view showing "emergency spillway", and 5) slope callouts for the bottom of the detention basins.
4. Sheet C305 and C306: Both basin bottoms appear to be flat, with no slope. Please explain how this will function, and revise if appropriate.

5. Sheet C305 and C306: It appears both basins were designed to manage stormwater for the 100 year event. This is not the function of an emergency spillway. The emergency spillway shall be designed to manage storm events in excess of the 100 year event, or clogging of the outlet works. It shall not be designed to function in any other case. Please review and evaluate, and revise as appropriate.
6. The location of the emergency spillway shall be labeled and shown on the plan view. Please revise, and ensure the words "emergency spillway" are used rather than "spillway".
7. Sheet C305: Where is the emergency spillway for the detention basin on Tract A? Is this a case of being lower than adjacent grade, and therefore an emergency spillway is not required? If so, explain in the stormwater report.
8. Rip rap for incoming flows into both detention basins appear to terminate before the bottom of the basin. This will likely lead to severe erosion issues. Please evaluate and revise as appropriate.
9. Sheet C305: The typical section view of the emergency spillway does not make sense. Was this a typographical error on the overflow elevation? Finally, where is the emergency spillway?
10. It appears the 20 foot setback requirement for the clogged condition will not be met. The setback requirement applies to the nearest property line or building. Please evaluate and revise as appropriate.
11. Outlet structures on both detention basins appear to lack any means of receiving stormwater from the basin. It appears the orifice and weirs are beneath grade? Please evaluate and review, and revise as appropriate.
12. Due to the number of issues with the two (2) detention basins in terms of comments, no further review is being conducted at this time.
13. A typical section view of pavement was missing. All streets, whether public or private, shall include a typical section view showing the stationing start and stop, and shall meet the public street construction standards regardless of whether it is public or private. Please update.
14. Sheet C901: The section views at the bottom of sheet do not meet the Unified Development Ordinance (UDO) in terms of thickness of asphalt concrete. Please revise as appropriate.
15. Sheet C101: The water line is shown crossing Riley Place twice. I realize this is covered under separate plan set, but Water Utilities has indicated this will not be acceptable to have two (2) crossings at Riley Place. This may impact your design for the Final Development Plan.
16. No review of the parking stalls or ADA-accessible spaces was conducted due to a lack of detailed plans concerning these spaces. Please submit details on the ADA-accessible spaces.
17. Basin 1 is identified in the erosion and sediment control plan for skimmer installation, but the plan view does not show a "basin 1". Are you referring to Tract B detention basin? If so, please be specific. Please revise as appropriate.
18. Sheet C301: There are various notes within the detention basins that are not defined. Please define each of these notes as appropriate.
19. Turf reinforcement mat should be specified for all detention basin side slopes. Please revise as appropriate.
20. Turf reinforcement mat should be specified for all swales. This would appear to include the swale at the north edge of the development. Please revise as appropriate.

21. The hydraulic grade line for the design storm shall be shown on the profile view for all storm lines greater than 6 inches in diameter. If the 100 year event cannot be contained without surcharging as defined as 6 inches below the throat, an overflow route for the 100 year event shall be established and shown. If an overflow route is required because the system cannot manage the 100 year event without surcharging, all building openings shall be a minimum of 2.0 feet above the 100 year water surface elevation. Please revise as appropriate.

22. Sheet C403: ADA-accessible ramp details were missing: 1) running slope of ramp, not to exceed 7.5%, 2) cross-slope, not to exceed 1.5%. Please review and revise as appropriate, and if other sidewalks are needed on the private streets, please provide details on the ADA-accessible ramps.

23. Would an 8 inch private sanitary sewer line be preferable to a 6 inch private sanitary sewer line? It would appear there are several units tied to the 6 inch private lines, and 8 inch might be better suited for this application? If using an 8 inch line rather than a 6 inch line, you may connect directly to the manhole rather than a wye.

24. Profile view of the incoming storm lines within Tract B appears to be missing. Please revise with all incoming and outgoing storm lines.

25. If using a 6 inch private sanitary sewer lateral rather than an 8 inch private lateral, a wye shall be required and you cannot connect to the manhole.

26. Please identify the location of all special concrete collars for street-installed manhole frame and lids on the private line (sanitary sewer) plan view. Please identify the sheet number and detail on the plan view.

27. Please show a gate valve just prior to the backflow vault in all instances. In addition, if crossing a street, two (2) valves shall be required (i.e., one valve on each side of the street) just prior to the backflow vault. Example of the latter would be the crossing at Riley Loop. Please revise as appropriate.

28. There are instances where the private water main is shown too close to buildings. Minimum distance from buildings as measured from the outside of the pipe to the building is 15 feet for public water mains. It is highly advised that the distance be increased since water lines are subject to failure and could subsequently lead to foundation damage. Please evaluate and revise as appropriate.

29. Please wait for the review of the public water line plans prior to resubmittal of these plans. The loop you are showing to the northeast may not be necessary since Water Utilities is requesting a second connection at Blue Parkway to complete the loop.

30. Informational Comment: An itemized and sealed Engineer's Estimate of Probable Construction Costs is required prior to formal approval.

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 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.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on oneside of fire apparatus access roads more than 26 feet wide(7925 mm) and less than 32 feet wide (9754 mm).

Action required-Post the public and private roads.

3. Windflower Court is not a cul-de-sac. Change the name or suffix.

4. D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance

with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Action required- This phase requires the second access.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural plans were not evaluation under this report.

Action required: Comment is informational.

2. Utility C500 incomplete.

Action required: Provide utilities to all buildings.