

**DEVELOPMENT SERVICES**

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

**Date:** Monday, April 17, 2023

**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. All light fixtures on properties within or adjoining residential uses and/or districts that are separated by a non-arterial street and are within 100' to residential uses and/or districts shall not exceed 15 feet, measured to the top of the fixture from grade.

Please reduce the total height of the proposed parking lot lighting to meet the 15' max.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been submitted, but it appears there may be instances where items are double-counted. Please review the estimate and resubmit, and ensure the project is broken-down according to 1) street and paving including sidewalks, 2) stormwater, 3) sanitary sewer, 4) water lines, and 5) erosion and sediment controll. Final fee worksheet shall be generated based on this revised estimate.

2. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

3. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 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 that the required fire flow can be met. Make any corrections as needed.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	No Comments
	Brad.Cooley@cityofls.net	

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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 1-1/2" water tap not available. Tap and piping serving 1" water meter at clubhouse must be changed to 1".