

April 20, 2023

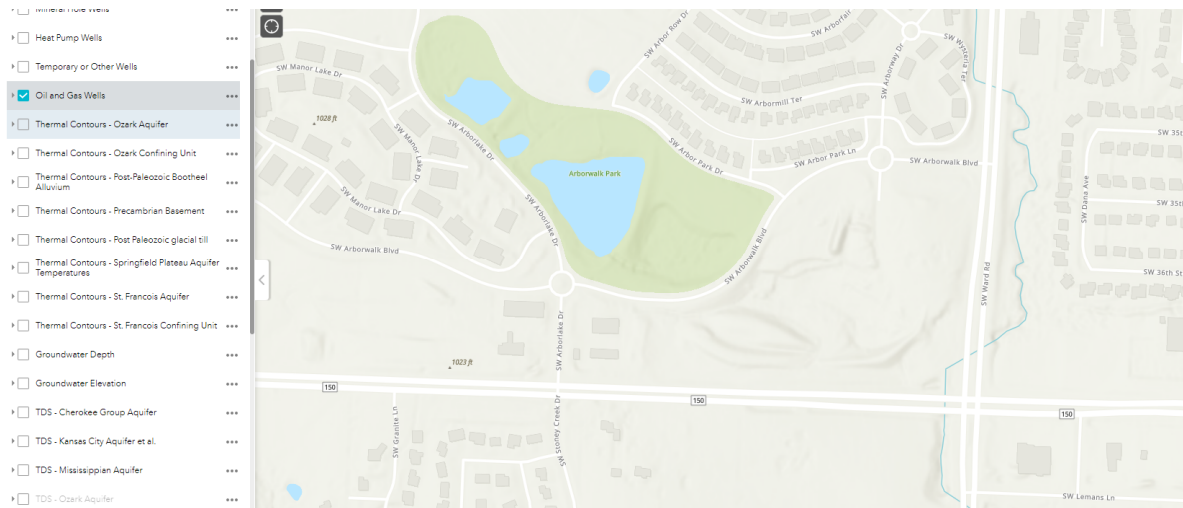
Re: Arborwalk East Multi-Family Development - Comment Response Narrative

Below describe the applicants comment responses (in red) to the comments.

Planning Review – Shannon McGuire

Comment 1: Please visit the Missouri Department of Natural Resources at <https://dnr.mo.gov/land-geology/geology/oil-gas-resources> to identify if any oil or gas wells are present on the property. If none are present please update the note on sheet C1 stating there are no wells present per MO DNR.

Response: **Sheet C1 adjusted to note that no wells are present per MoDNR. See screenshot below from MoDNR:**



Comment 2: Please provide more screening to SW Ward Rd. by extending the proposed landscaping screen on the south side of the trash enclosure. The screening should be extended at a minimum to the western edge of the trash enclosure.

Response: **Additional screening added around trash enclosure. See L1 for revised plan.**

Comment 3: In the site summary table on sheet C2 please provide details on the total area of the proposed/required private common space per Sec 5.510.B.4.b(4).

Response: **The requested information has been provided under Private Common Space section of the site summary table on sheet C2. The development will be asking for a deviation for this requirement. As noted in the site summary table under requested deviations, the proposed site plan is significantly less impervious than what was previously approved on the Arborwalk Master Development Plan. The open space being provided on site, in addition to the existing park NW of the proposed development, provides satisfactory open space.**

Comment 4: 5.510.B(4)(a) - For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements 1)Balconies; 2)Bay or box windows; 3)Porches or covered entries; 4)Dormers or other variations in the roof plane; 5)Accent materials such as brick, stone, or stucco with banding highlights; 6)Shutters; 7)Variation in window sizes and shapes; or 8)Vertical elements that demarcate building modules. Please articulate how you are meeting this requirement.

Response: We have addressed as follows:

1. There are double windows at the basement and first-floor levels and two single windows on 2nd and 3rd floor levels
2. Variation at balconies, some are not covered on the top floor and do not extend the full height of the building
3. A brick base of varying heights is provided around perimeter of the building
4. Roof Line Has Gables providing Variation
5. At building entrances, the brick extended up and around the projecting canopy, blue accent color and change in material breaking up building into modules
6. 4 story elevator building has box bays on upper levels under the gable
7. 4-story elevator building has varying parapet heights

Comment 5: At least 20 percent of all walls facing a public street shall contain windows or doorways. Please provide details addressing this requirement.

Response: Elevations that face a street were updated to include area and percentage of fenestration percentage

Engineering Review – Gene Williams

Comment 1: The Design Criteria Modification Request (i.e., waiver) for the stream setback was not submitted on the template form. This template shall be transmitted to you separately. The form shall be completed, and the signed and sealed summary shall be attached (with exhibits). When complete, please combine into one (1) pdf document.

Response: Stream Buffer Waiver has been provided with the required template. See revised waiver documents.

Fire Review – Jim Eden

Comment 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.

Response: Acknowledged. Buildings will be designed to comply with 2018 International Fire Code.

Comment 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.

Confirm with LS Water Utilities there will be adequate fire flow with the proposed system per IFC Table B105.1(2). A 50% reduction is allowed due to the buildings having automatic fire sprinklers.

Response: Acknowledged. As previously stated our largest building will be approximately 102,000sf . Per IFC Table B105.1(2) for type VA construction, 5,750 gpm * 50% reduction = 2,875 gpm required for 4-hour Duration.

Comment 3: 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. Drive lanes shall be capable of supporting 75,000-pounds.

Response: Acknowledged. Will be confirmed with pavement section details on final permit plans.

Comment 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". Fire lanes shall be posted.

Response: Acknowledged. Will be provided as part of final permit documents.

Traffic Review – Brad Cooley

Comment 1: Project subject to MoDOT's approval.

Response: Acknowledged. Project plans currently under review with MoDOT. Per correspondence with MoDOT, comments should be returned 4/28. These will be forwarded to staff upon receipt.

Please feel free to call me at 816-652-0138 if there are any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Tyler Wysong