

DEVELOPMENT SERVICES

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

Date: Monday, May 22, 2023

To:

Property Owner: RESIDENCES AT BLACKWELL LLC Email:

Applicant: GRIFFIN RILEY PROPERTIES Email:

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

Architect: COLLINS WEBB ARCHITECTURE LLC Email: INFO@COLLINSANDWEBB.COM

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 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.

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. The below comments from the previous Applicant’s Letter were not addressed.

- Please provide details/elevations for the pool/clubhouse.
- Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
- Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The emergency spillway appears to be directed toward the community pool and amenity area on the adjacent property. This alteration to the natural drainage flow appears to make the drainage situation worse in the event of clogging of the primary outlet works or exceedances in the 100 year storm event. Please provide an engineered solution to mitigate this issue, as an emergency spillway cannot be directed toward these features.
2. The previous applicant letter requested a final stormwater study for the project. The response stated that the study had been submitted with the revised plans, but I am not seeing where this study was submitted. I was able to find the study entitled "Final Stormwater Management Plan - Residences, Reserve, and Reunion at Blackwell" dated Mar. 30, 2023. A review of the pond setup table for EWDB#3 shows significant discrepancies in the 100 year water surface elevation, the top of the weir structure, the elevation of the rectangular weir, and the elevation of the v-notch water quality weir when compared to Sheet C306. Please review and correct as appropriate, including any re-routing calculations that would be necessary.
3. An off-site easement for the storm line extending from EWDB#3 is required prior to approval of these plans. It is understood that a friendly condemnation will be performed to obtain this easement. Until such time that the easement is obtained, no work shown by the plans can take place.
4. The same comment above applies to EWDB#2. In addition to the previous comments related to discrepancies in the elevations for the various weirs and orifices, the discharge pipe does not match what is shown on the pond setup table in the stormwater study dated Mar. 30, 2023. Please review and reconcile as appropriate.
5. Utility Sheet: It appears that many of the individual buildings are missing the water meter locations and fire line locations. Please review and revise as appropriate.
6. Utility Sheet: There appear to be exceedances in the 50 foot distance rule for buildings connected with fire lines. This pertains to most of the buildings that are on the opposite side of the street (public or private) from the water

main (public or private). The Design and Construction Manual requires a backflow vault for buildings greater than 50 feet in distance from the main. To eliminate the use of several backflow vaults, it is suggested the fire line be extended across private streets, and the water meters be placed off the fire line branch. The location of the water meters should be offset from the fire line branch. A gate valve shall be installed after the tap. Please see the Design and Construction Manual for a pictorial representation, or call for further details and a pdf shall be provided under separate cover. The 50 foot rule is designed to minimize stagnant water, and the placement of the water meter offset from the fire line branch will provide constant flushing of the line to mitigate this concern.

7. Buildings shall be at minimum of 20 feet from the clogged condition 100 year water surface elevation. It appears the nominal condition (i.e., fully-functioning detention basin) was utilized. Please review and revise as appropriate.

8. Gutter buddies are shown on "at-grade" curb inlets. These may be utilized for sump locations, but at-grade locations present a danger to property. How can stormwater enter the inlet during storm events with the gutter buddies installed as shown? The stormwater collection and conveyance system is not meant to act as a erosion and sediment control device. Please remove these at "at-grade" curb inlet locations since they will likely lead to flooding of structures during storm events.

9. Interior water mains (public and private) may need to be upgraded to a 12 inch line due to velocity issues during high fire flow events. Further information shall be forthcoming after modeling is completed by Water Utilities.

10. Individual fire lines may be insufficiently sized for fire flow. How were these lines sized?

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.

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. The second access shall be provided as part of this phase.

5. All paved roads with hydrants shall be installed prior to any construction with combustible materials.

6. The street names Griffin and Riley are already in use in another part of the city. Provide new names.

Traffic Review	Brad Cooley, P.E., RSPI		No Comments
	Brad.Cooley@cityofls.net		
Building Codes Review	Joe Frogge	Plans Examiner	Approved with Conditions
	(816) 969-1241	Joe.Frogge@cityofls.net	

1. Architectural plans were not evaluation under this report.

Action required: Comment is informational.
5/15/23 - acknowledged in letter