

DEVELOPMENT SERVICES

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

Date: Wednesday, July 26, 2023

To:

Property Owner: RESIDENCES AT BLACKWELL LLC Email:

Applicant: GRIFFIN RILEY PROPERTIES Email:

Engineer/Surveyor: 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.

Master drainage plan has been submitted and approved.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. The below comments from the previous 2 (March 28, 2023 & May 22, 2023) 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
---------------------------	---------------------------------------	---	-------------

1. Internal discussions concerning the off-site easement for the storm line through Summit Mill property indicates this will likely be a public easement rather than a private easement. Since this will be a public easement, a junction box near the property line is warranted to demarcate the end of the private line and the beginning of the public line. Please be aware of this issue, as revisions to the plans will be required if a public easement is granted by the court.
2. A copy of the United States Army Corps of Engineers (USACE) permit shall be required prior to formal approval of the plans.
3. The off-site easement for the sanitary sewer and the storm line shall be required prior to formal approval of the plans.
4. Sheet C306: A 0.67 foot diameter orifice is shown on Section B-B, but the "Final Stormwater Management Plan - Residences, Reserve and Reunion at Blackwell" dated May 11, 2023 (hereinafter referred to as "the stormwater report") does not appear to show this orifice on the pond setup table. What is this orifice? It does not appear to make sense in terms of how it will be constructed. Is this a temporary orifice and plate to be installed over the permanent weir? Please clarify and update as appropriate. NOTE: Construction notes state a 6 inch diameter orifice will be provided for temporary sediment control, but the 0.67 foot callout does not make sense. Please call if any questions on this comment.

5. Sheet C305: A 6 inch temporary orifice is shown on the primary outlet structure for EWDB #2 in the inset detail view. Is this to be installed during the mass grading and erosion and sediment control phase of the project? If so, please clarify when this will be constructed, and when it will be removed. In addition, it is recommended you callout the 15.7 inch width of the v-notch at the top of the outlet structure, as this might be interpreted in the field as a 15.7 inch orifice.

7. The stormwater report states that no jurisdictional waters or wetlands exist on the subject property. However, the report prepared by Terra Technologies dated March 2022 in the appendix seems to indicate otherwise. Are there any wetlands on the site? Are any of these wetlands subject to permitting requirements? Are there any jurisdictional waters of the United States within the project boundary? Please review and revise as appropriate.

8. Please see rear yard swale comments on The Reserve at Blackwell (separate project). The concern is the length of the drainage swales behind the buildings on the north side of the project for this particular project, and the possibility that an underground system may be warranted for this swale somewhere along the midpoint. If not an underground system, a separate swale plan, profile, and cross-sections shall be required, along with 100 year water surface elevation callouts and calculations, and ensuring that all building openings are a minimum of 2.0 feet above this level. Please evaluate and revise as appropriate.

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. 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.

07/06/2023- Plans for second access not shown.

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

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

The street name Corine and Lincoln are already used in other parts of Lee's Summit.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------	--------------------------	-------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
------------------------------	------------------------------	---	--------------------------

1. Architectural plans were not evaluation under this report.

Action required: Comment is informational.

5/15/23 - acknowledged in letter