

DEVELOPMENT SERVICES

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

Date: Wednesday, August 30, 2023

To:

Property Owner: DOUGLAS STATION LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Review Contact: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023213

Application Type: Residential Final Development Plan

Application Name: THE HAVEN AT DOUGLAS STATION

Location: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086
1141 NW SLOAN ST, LEES SUMMIT, MO 64086

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:
Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. CONDITIONS OF APPROVAL. A condition of approval for the development of this property from the previously approved preliminary development plan is that an application for a Comprehensive Plan amendment for a change in land use category from Industrial to Residential 3 be submitted and considered by the Planning Commission prior to the issuance of any building permits.
2. SITE DATA TABLE. Provide the following information:
- List the existing property zoning (RP-4). Please note that the existing zoning on the landscape sheet (Sheet L.100) incorrectly lists the property as CP-2 vs. the correct RP-4 designation. Revise.
 - Total number of dwelling units. This information was left blank.
 - Density. This information was left blank. For your information, the preliminary development plan approval for the previous project allowed for a maximum density of 23.38 units per acre.
 - Total Area/Site Area. The listed acreage and square footage doesn't match the information from the current plat of record (Douglas Station Commercial Park) for the existing Lots 10A and 10B. Revise.
 - Parking Calculation. Provide a breakdown of the number of dwelling units by the number of bedrooms in order to confirm the minimum parking calculation.
 - Accessible Parking. The ADA accessible parking information is blank for both the number of provided and required parking spaces.
3. COMMON AREA. Remove the Site Improvement Note on Sheet C.001 stating that the HOA will be responsible for all maintenance. Said note doesn't apply to this project.
4. SCALE.
- The dimension plan has a scale bar indicating 1" = 30'. The labeled scale beneath it indicates a 40' scale, which is incorrect. Revise.
 - Sheet C.301 has a scale bar and label indicating a 60' scale, which is incorrect. It is drawn to 30' scale. Revise and check all other plan sheet for the correct scale information.
5. STREET NAME. The transition between the NE/NW address quadrant along Sycamore St occurs at the eastern boundary of the development. The Sycamore St frontage along the development is in the NW address quadrant. Revise the labels on all plan sheets accordingly.
6. BUILDING SETBACKS.
- The minimum building setback along both street frontages is 20' in the RP-4 zoning district. The apartment building

on the west side of the NW Sycamore St entrance is only set back 16.7' from the northern property at its closest point.

- The two garage buildings along NW Sloan St also don't meet the minimum 20' setback from the west property line.

- FYI, the existing platted 15' building lines along both street frontages were based on the property's previous CP-2 zoning. The property is now zoned RP-4 and is thus now subject to the larger 20' setback.

7. PARKING SPACES. There are two bays of head-to-head parking spaces on the site. The bay closest to the NW Sloan St site entrance shows the parking spaces having a depth of 17'. The minimum parking space depth for head-to-head spaces is 19'.

Similarly, the bay near the southeast site corner has a stall depth of 18'. Revise both areas so the minimum 19' stall depth is met.

8. ADA PARKING SPACES.

- No ADA spaces are shown on the site plan. Each ADA space shall be posted as such with a sign mounted a minimum 5' above finished grade, measured to the bottom of the sign.

- Show the ADA accessible route and label the route's slopes and cross-slopes.

9. PARKING LOT DESIGN. Dimension the pavement width (excluding curb and gutter) of both driveway entrances and internal drive aisles.

10. LIGHTING. Provide manufacturer specifications for all proposed exterior light fixtures.

11. MECHANICAL EQUIPMENT. Will roof-top or ground-mounted mechanical equipment be used? Show the location on the site plans or dashed-in on the building elevations.

Ground-mounted mechanical equipment shall be fully screened from view using evergreen landscaping of a height at least equal to the height of the units at the time of planting. RTUs shall be fully screened from view by extending building parapet walls to a height at least equal to the height of the units being screened. For RTUs, take into account the additional height from the curbs on which the RTUs will sit.

Provide manufacturer specifications for the RTUs and ground-mounted equipment to be used.

12. LANDSCAPE PLAN.

- Show the 25' site distance triangles for each of the two driveways to ensure that no shrubs and landscape encroach into said areas.

- The parking area cannot be excluded from the open yard calculation, only the building footprint area can be excluded from said calculation. Revise.

- Add a note stating that open areas not covered with other materials shall be covered with sod.

13. BUILDING ELEVATIONS.

- Provide additional detail as to the exterior building materials. Is the board and batten and lap siding cement fiberboard or some other material? Provide specifications for said material.

- In order to comply with ordinance requirements, the back elevation for the garages require some vertical projecting or offset features to provide some relief for the long flat walls.

- Provide a material legend for the garage elevations. It appears that the same lap siding and brick from the apartment is being used, but it isn't made clear.

14. BUILDING FLOOR PLANS. To comply with ordinance requirements label the dimensions and areas of all floors within the proposed buildings.

15. TRASH ENCLOSURE. Provide a detail for all four sides of the trash enclosure, not just the front. Label all exterior materials. The gates shall be solid steel painted to be compatible with the enclosure walls and building it serves. The enclosure walls shall be constructed of masonry.

16. PLATTING. The property will need to be re-platted prior to the issuance of building permits. The northernmost east-west building crosses the existing eastern boundary of the existing Lot 10A.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Plans for the rehabilitation of the existing off-site detention basin were missing. Please see the approved Preliminary Development Plan for details, and the Jul. 5, 2021 preliminary study by Quist Engineering. We also need a short memorandum (signed and sealed by a design professional registered in the State of Missouri) memorializing the decision concerning stormwater detention for the site.
2. Where are the plans for the ADA-accessible ramps and ADA-accessible routes across new commercial entrances and public intersection? Site-specific details are required, including elevations, slope callouts, etc. Please update.
3. ADA-accessibility on the parking lot was not shown, hence no review could be performed. Please submit a parking lot layout showing the ADA-accessibility. This shall include elevation callouts, dimensions of ADA-accessible stalls, and slope callouts.
4. In addition to contours, provide notes along all steep slopes specifying no greater than a 3:1 slope. This would include the east, north, and southern portion of the project. Please revise as appropriate.
5. How and where is the backflow vault to drain? There are no details provided on how the backflow vault is intended to drain from the sump. Please evaluate and revise as appropriate.
6. Storm profiles were missing the HGL for the design storm. Please provide the HGL for the design storm, along with callouts of the design storm.
7. The commercial entrance to the west is not shown in accordance with the approved Preliminary Development Plan dated Sep. 21, 2021. The approved PDP showed this entrance south of the intersection. Please review and revise as appropriate.
8. Please label all street names on all sheets. Please revise.
9. A new water meter is called-out without any corresponding size. Are you installing a master meter for the development? If so, please provide a callout for the size of the meter. Please be aware the City may be willing to allow individual public water meters for each building to be connected to the fire line loop if the layout makes sense.

10. A gate valve is required immediately prior to the backflow vault. Please show a gate valve prior to the backflow vault. This valve is required in addition to the valve to be installed on the opposite side of Sloan.
11. If the single master meter is being used for domestic water, the domestic line should be tapped to the fire line prior to the gate valve discussed above. Please see Design and Construction Manual for details when the public main is across the street from a development and how the domestic tap should be made on the same leg as the fire line in this instance.
12. Sheet C.300: Is there a specific reason why the sanitary wye is being installed off the property limits to serve the building in the southeast corner? Please move the wye connection to a point within the property limits.
13. It does not appear any of the fire lines were shown with connections to the buildings or FDC connections. Please update.
14. 8 inch private fire line shall be C900 DR18 Class 200 or zinc-coated DIP (preference is C900). Please specify which material is being used for the project.
15. KCMMB entrances shall be installed on new entrances from the right of way line to the sawcut line. Minimum thickness is 8 inches. Please provide sufficient notation showing this requirement.
16. Where is the sidewalk installation plan? No notes or plans were presented for the sidewalks.
17. All manholes, including existing manholes, shall include a concrete collar when adjusting to grade in paved areas. This shall be shown for all existing manhole frame and lids within paved areas. The City has already provided you with a suggested detail on previous projects. Please show where these are to be installed along with sufficient details.
18. Turf reinforcement mat or other stabilization measures appear warranted for the high-slope areas. Please evaluate and revise as appropriate.
19. Please go through the erosion and sediment control plan and identify all curb inlets installed at-grade. A separate detail is required for gutter buddies installed on inlets at-grade. Please identify these inlets and provide callouts for the separate standard detail for at-grade inlets with gutter buddies. Please provide the standard detail within the plans.
20. It is understood that additional work shall be performed on City-owned property (i.e., the Police facility) to the south of the project to clean-up and rehabilitate the outfall of the detention basin. Please show what work shall be done in this regard on the plans.
21. No stormwater drainage area maps or calculations appeared to be contained within the plans. Please provide these in the resubmittal.
22. In areas where fill is being proposed where storm lines or water lines are to be installed, please show fill on the profile view being extended the minimum over the top of pipe prior to installation of the pipe. This is typically done with a combination of hatch pattern and notes on the profile view.
23. Sheet C.502: The cut-in tee is shown beneath pavement. Please move the location of the cut-in tee so it is not beneath pavement.
24. Utility Sheets: Please indicate that all domestic water lines and fire lines shall be bored beneath the street.

25. Why is the large parcel in the northwest shown with bold lines on all sheets? The linework is confusing, and would it be better to grey-out this line to distinguish it from utility lines, storm lines, etc.? Please evaluate and revise as appropriate.
26. If using the medians for the new entrances, please specify truncated domes for the ADA-accessible ramps. If not using medians, please delete the truncated domes.
27. An itemized and sealed cost estimate should accompany your final submittal drawings. Please include all sitework necessary to construct the project.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. The radii at the both entrances should be 35 feet.
2. The sidewalks on the west side of the development have been labled by others. However, this sidewalk should be included with this development.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.
 2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
- FDC's not shown.
3. 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.
- Provide information to Water Utilities to complete a water model and confirm available fire flow per IFC Table B105.1(1) with a 50% reduction for an automatic sprinkler system.
4. Fire protection mains to the buildings not shown.
 5. 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".

Action required- Show areas to be marked.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural plans not reviewed during this process.

Action required: Comment is informational.

2. Water meter size not specified.

Action required: Specify meter size.

Some things to consider:

- Detail WAT-11 on sheets DC.503 & C.602 is for maximum 2" meter. Anything larger requires a custom engineered pit.
- Consider multiple meters as the larger ones are very expensive. (2" = >\$57,000.00 3" = >\$113,000.00 4" = >\$180,000.00 6" = >\$386,000.00)

3. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

Action required: Provide additional cleanouts to comply.