

DEVELOPMENT SERVICES

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

Date: Monday, September 04, 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	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
2. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
3. Where is the mechanical equipment located for the club house? How will it be screened?

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see previous applicant letter comment #1. The response to comments states that this will likely be a public easement if granted by the court. The response to comments states that the City would then be able to transfer this easement as a "private easement". This does not appear possible since the City would be the grantee, not the grantor. It is our understanding that only the grantor can dedicate easements, not a grantee. Please add a junction box to demarcate the end of the public line.
2. Off-site easements for the sanitary line and the storm line shall be required prior to formal approval of the plans.
3. If required, the USACE permit shall be submitted prior to formal approval of the plans.

Fire Review	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.
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 or903.3.1.3, 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.

08/31/2023- Access road described in response letter dated 8/16/2023. The access road shall be in when 50 or more lots have been developed.

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

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

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net Approved with Conditions
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1. Architectural plans were not evaluated under this report.

Action required: Comment is informational.

5/15/23 - acknowledged in letter