

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, September 05, 2024

**To:**

**Property Owner:** LSMO TUDOR APARTMENTS LLC Email:

**Engineer/Surveyor:** RENAISSANCE  
INFRASTRUCTURE CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024210

**Application Type:** Commercial Final Development Plan

**Application Name:** Evren Apartments (Douglas and Tudor Apartments)

**Location:** 25 NW TUDOR RD, LEES SUMMIT, MO 64086

908 NE DOUGLAS ST, LEES SUMMIT, MO 64086

15 NE TUDOR RD, LEES SUMMIT, MO 64086

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**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.

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**Review Status:**

**Required Corrections:**

**Planning Review**

Adair Bright  
(816) 969-1273

Adair.Bright@cityofls.net

Corrections

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1. The landscaping open yard requirements shall include the detention area; therefore, you will be required to increase the amount of plantings.
2. On Sheet C04, include the adjacent property information.
3. Provide a retaining wall detail and a fence detail for the dog park.
4. Provide a setbacks to the parking lot from all applicable property lines.
5. Identify, label, and dimension sight triangles.
6. The monument sign will require a separate sign permit and review - just a heads up.
- 7.
8. The photometric plan shall include footcandle measurements over the entire property.
9. On the photometric plan - please confirm the height to the top of the light fixture from grade.
10. The elevations shall include a dashed line indicating the height of the roof-mounted equipment.
11. Confirm that in areas where the roof/parapet height varies the roof-mounted equipment will be screen on all sides.

**Engineering Review**

Sue Pyles, P.E.  
(816) 969-1245

Development Engineering Manager  
Sue.Pyles@cityofls.net

Corrections

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1. General:
  - Submit an Engineer's Estimate of Probable Construction Costs.
  - Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
  - Please review the plans for clarity. There are many line weights, labels, text overlapping, and text box masking of information that make portions of the plans unreadable. There is also extraneous information that is crowding the page. For instance, there is survey information and shading that doesn't need to be on every sheet. It all makes the plans very hard to read.
  - Show and label all existing sidewalks, including widths.
2. Sheet C01: Please show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Sheet C02: The vacated Sloan Street ROW is shown, but isn't an existing condition.
4. Sheet C03:
  - Please replace Layout & Paving Note 5 with "The contractor shall contact the City's Development Services Engineering Inspection to schedule an inspection coordination meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
  - Do the Wetland Notes apply to this project? If not, please remove.
  - Please revise Grading Note 5, and Site Utility Notes 6 & 17 to reference the correct location.

- Grading Note 8 and Earthwork Note 8 contradict each other. Please coordinate.
- Grading Note 10 and General Note 11 are incorrect. All work within the right-of-way associated with this project is included in the site permit. It would not require a separate permit.
- Please revise Site Utility Note 14, 8" and larger does not require ductile iron pipe. Please see Design and Construction manual Section 3901.B.1. C900 is preferred over DIP.
- The Design and Construction Manual has separation requirements, but does not always require a change in pipe material. Please note that the City does not prefer the use of DIP in general.
- Please refer to the Design and Construction Manual as the reference specification for Lee's Summit in General Note 1 and Erosion Control Notes 1 & 2.
- Please revise "2012" to "2018" in General Note 20.
- Please revise "Public Works" with "Development services" in Erosion Control Note 21.

5. Sheet C04:

- Please show and label existing and proposed utility easements on this sheet and throughout the plan set.
- Please clearly delineate public utilities not included in this plan set vs private utilities which are included on this sheet and throughout the plan set.
- Please include a legend that includes all shading and hatching on this sheet and throughout the plan set as necessary.

6. Sheet C05: Please remove the vacated Sloan Street right-of-way from this sheet and throughout the plan set.

7. Sheet C10: Please show and label the 100-year WSE and dimension to adjacent buildings and property lines.

8. Sheet C14:

- Please reference KCMMB for both concrete and asphalt in the pavement sections.
- Please note that pavement sections are required to be included within the plan set. All pavement design must meet or exceed City requirements.
- Please show the entrance approaches as concrete.

9. Sheets C25-C28: Please provide some sort of call-out or method to locate each of the ramps. A complete review will be done once that is provided.

10. Sheets C33-C35:

- The City's compacted fill requirement extends to 18" above the top of pipe. It's fine to require more than the City does, just wanted you to be aware.
- Please label structure 1G in Plan view.
- Structures 3A, 5A, 5B require 0.5' drop. Please revise.
- Please move the detention basin outlet structure information to a separate Detention Basin sheet. Include the plan view of the basin, as well as a Profile for the outlet pipe. Include the basin volume required as well as the volume as designed. On Plan view, include the emergency spillway location, elevation, and length.

11. Sheet C36:

- Please label water meter sizes. Water meters are not combined in the backflow vault.
- Please clarify, are there water meters for each building or one main meter?
- Service connections to the public main can only be made with a wye connection, not a connection to a MH. Please revise as needed.

12. Sheets C39-C47:

- The method of draining the backflow vault sump shall be shown. This can be accomplished by daylighting with a small diameter pipe or connecting to a storm structure. Each option could be done with or without a sump pump, depending on grades. Please evaluate and revise as appropriate.
- Provide sanitary sewer service line flowline elevation at buildings.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Grading plans show a marked crosswalk across the driveways, however they are not shown anywhere else on the site plans. Staff does not feel a marked crosswalk is needed and they should be removed.

<b>Fire Review</b>	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 not shown on the clubhouse.

4. 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.

Work with Water Utilities to provide a water model and confirm that adequate fire flow is provided based on construction type and square footage per IFC Table B105.1(2). Local amendment allows for only a 50% reduction in fire flow for a sprinkler system.

6. 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.

Mark along the west entrances

7. Show fire lane turning movement in front of Building

8. All hydrant mains shall be 6". (Meet City design standards)

<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	Corrections
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1. Architectural plans are not part of this process. We will review them after the building permit submission.

Action required: Comment is informational.

2. Provide retaining wall designs.

3. Specify type/size of all water service connections.

4. Specify locations, types, size, etc. for water meters.

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Notes:

- Meters larger than 2" require custom designed pits.
- Water meter detail shown is for maximum 2" meter.
- Water Department dictates size and material of all piping from main to 10' past meter.

5. Specify size and material for all waste services to buildings.

6. Provide cleanouts near where the waste piping exits each building.