

Evren Apartments Final Development Plan Comments

Design team responses are included below in blue.

Planning Review Adair Bright

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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.

The open yard requirement calculations have been updated on L1.00.

2. On Sheet C04, include the adjacent property information.

Adjacent property information has been added to the plan.

3. Provide a retaining wall detail and a fence detail for the dog park.

A cast-in-place retaining wall detail has been added to the trash enclosure sheet. The dog park fencing is shown on Detail 4/ Sheet SP1.03.

4. Provide a setbacks to the parking lot from all applicable property lines.

Additional dimensions have been added to the plans.

5. Identify, label, and dimension sight triangles.

These have been added to the plans.

6. The monument sign will require a separate sign permit and review - just a heads up.

Acknowledged.

7. No comment provided.

8. The photometric plan shall include footcandle measurements over the entire property.

Footcandle labels have been extended over the entire property.

9. On the photometric plan - please confirm the height to the top of the light fixture from grade.

The mounting heights have been labeled on the site plan near each fixture.

10. The elevations shall include a dashed line indicating the height of the roof-mounted equipment.

Building elevation sheets have been revised as requested.

11. Confirm that in areas where the roof/parapet height varies the roof-mounted equipment will be screen on all sides.

At a great majority of locations, the parapets are taller than the rooftop equipment. While there are a few locations where the parapet is a few inches shorter than the rooftop equipment, the equipment will remain screened from all sides. All rooftop equipment will be installed towards the centerline of the roof and will be at least 17'-0" away from all roof edges, so it won't be visible from street level.

Engineering Review Sue Pyles, P.E. Development Engineering Manager

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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.

This is included with the re-submittal.

- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

This is included with the re-submittal.

- 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.

We've done some work to make the plans more readable.

- Show and label all existing sidewalks, including widths.

Additional labels and dimensions have been added to the plans.

2. Sheet C01: Please show location of all oil/gas wells, or indicate none are present, and cite the source.

The title commitment for the properties does not indicate any wells on the properties, also our survey did not disclose any indications of wells or well equipment.

3. Sheet C02: The vacated Sloan Street ROW is shown, but isn't an existing condition.

This has been removed from the plans.

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."

This note has been added to the plans.

- Do the Wetland Notes apply to this project? If not, please remove.

The notes have been removed.

- Please revise Grading Note 5, and Site Utility Notes 6 & 17 to reference the correct location.

This note has been revised.

- Grading Note 8 and Earthwork Note 8 contradict each other. Please coordinate.

This note has been revised.

- 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.

These notes have been revised.

- 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.

This note has been revised.

- 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.

This note has been revised.

- 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.

These notes have been revised.

- Please revise "2012" to "2018" in General Note 20.

This note has been revised.

- Please revise "Public Works" with "Development services" in Erosion Control Note 21.

This note has been revised.

5. Sheet C04:

- Please show and label existing and proposed utility easements on this sheet and throughout the plan set.

Additional labels have been added to the plans. All easements are labeled on 04.

- 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.

Additional notes have been added to the plans to clarify public and private.

- Please include a legend that includes all shading and hatching on this sheet and throughout the plan set as necessary.

Sheet 14 has been revised to include hatch legend.

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

This has been removed from the plans.

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

This has been added to the detention basin plan.

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.

This has been revised on the plans.

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.

A key map has been added to the Grading Detail Sheets.

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.

Acknowledged.

- Please label structure 1G in Plan view.

This has been labeled.

- Structures 3A, 5A, 5B require 0.5' drop. Please revise.

These structures have been revised.

- 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.

A detention basin plan has been added.

11. Sheet C36:

- Please label water meter sizes. Water meters are not combined in the backflow vault.

Water meters and call-outs have been added to the utility plans for each building.

- Please clarify, are there water meters for each building or one main meter?

Each building will have a water 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.

Connections to the sewer mains will be with a wye.

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.

These drain lines have been added to plans. Construction notes are on the utility plans.

- Provide sanitary sewer service line flowline elevation at buildings.

These notes have been added to the utility plan for each building.

Traffic Review Erin Ravolo 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.

The crosswalks at the drive entrances have been removed from the plans.

Fire Review Jim Eden Assistant Chief 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.

Acknowledged.

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.

The clubhouse FDC has been added to the clubhouse utility plan.

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.

Flow test data was provided by Kevin York on June 18, 2024. This data will be used to design the fire protection systems.

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

Fire lane markings have been added to both entrance drives.

7. Show fire lane turning movement in front of Building

We added the fire truck turning exhibit to the Fire Protection Plan.

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

Acknowledged.

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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.

Acknowledged.

2. Provide retaining wall designs.

A cast-in-place retaining wall detail has been added to the trash enclosure sheet.

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

Domestic water line sizes have been added to the plans.

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

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Water meters and call-outs have been added to the plans.

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.

Domestic water meters have been added to the utility plans.

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

This has been added to the utility plans.

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

This has been added to the utility plans.