

DEVELOPMENT SERVICES

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

Date: Tuesday, October 01, 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

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:

Required Corrections:

Planning Review

Adair Bright
(816) 969-1273

Adair.Bright@cityofls.net

Corrections

1. Sheet C02 - remove the boundary of the previously vacated right-of-way.
2. Sheet C04 - update the spelling of "ratio" and change "proposed zoning" to "existing zoning."
3. Sheets C11, C12, and C13 - Provide setbacks to the parking lot from the applicable property lines.
4. Sheet C13 - setback for building 7 should be measured to the closest point.
5. Update the landscaping count - the open yard area includes the detention area for the tree requirement.

The latest revisions updated the count for shrubs but not for trees.

6. Sheet L1.00 - provide greater contrast between the tree symbols and the lawn so staff can confirm the landscaping requirements are being met.
7. The total percentage of open space needs to be stated. If it is already on the plan set, please let me know where.
8. Photometric - confirm the concrete base/pedestal height.
9. Photometric - show the perimeter area (100-ft. inset from the property lines).
10. Sheet C06 - there is a building setback line called out at 18.9', but then the dimensioned setback is at 20.1' and they appear to be at the same location. Remove any unnecessary dimensions and verify setbacks.
11. Provide setbacks to the buildings as well as the balconies.
12. Many of the parking stall dimensions include the curb and gutter which we do not allow per Section 8.620 (https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART8SIST_DIVIIPA_S8.620PALODE). The project was previously approved a modification to allow 157 compact spaces, any additional spaces that do not meet the required 9' in width by 19' in length must either be removed or the site needs to be adjust to meet that requirement without including any of the curb.

Engineering Review

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

Development Engineering Manager
Sue.Pyles@cityofls.net

Corrections

1. General:

- These comments are in addition to, or sometimes a repeat of, our phone discussion last week.
- Please note that complete review of the grading and storm sewer system has not been completed. This will be done when the plans are more legible.
- Please include a roof drain plan and profiles for all pipes greater than 6" diameter.

2. Sheet C03: As previously requested:

- As discussed, please look to ways to make the plans easier to read. As is, many sheets are very difficult to read.
- Please refer to Development Services, 816-969-1200, and not Public Works in Layout & Paving Note 6.
- Please refer to City of Lee's Summit and not Board of Public Utilities in Site Utility Note 6.

- Please refer to Design and Construction Manual and not Technical Provisions & Standard Drawings for Roads and Sewers in General Note 1 and Erosion Control Notes 1 & 2.

3. Sheet C04:

- Please make a “typical” label for the proposed public water and sanitary sewer mains and refer to them as public and by others, or similar. There can just be 1 or 2 labels shown as typical.
- Please coordinate the proposed public sanitary layout with different sheets in this plan set so they all show the same information.
- Please show construction of the drive approaches and associated ADA ramps with this plan set.
- There appears to be missing linework on the fire line to the proposed hydrant just east of Bldg. 1.
- The City requires water meters to be located in grass rather than paved areas, including sidewalk. All meter locations seem to be shown in paved areas. Please revise.
- The public sanitary sewer shall terminate at Lot 3. Any line upstream of that will be private.
- As stated in the previous comment letter, sanitary sewer service lines can’t connect directly to MHs. Please revise as needed.
- As discussed, the detention basin must not extend into any public easement. Please revise.
- Please clarify existing easements, proposed easements, and easements to be vacated. This may be done on a separate document.

4. Sheet C10: Please dimension the distance from the 100-yr WSE to the property line on this sheet and all other appropriate sheets.

5. Sheet C14: Pavement design is a requirement of plan approval. An alternate pavement design after permit issuance can be requested. Depending on the change, a waiver from the City Engineer may be required.

6. Sheet C21:

- It would appear that rip-rap or other energy dissipation will be necessary at the end sections entering the detention basins. Please evaluate and revise as accordingly.
- It appears that the water will pond at the end sections. Please evaluate and revise as necessary.

7. Sheets C25-C28:

- The City’s design requirements for ADA-accessible ramps is 1.5% maximum cross-slope and 7.5% maximum longitudinal slope. This allows a construction tolerance. Please revise as needed.
- Please ensure all crosswalk slopes are visible.

8. Sheet C31: Please review all of the structure and drainage area callouts. Some are missing, some are incorrect. Please revise as necessary.

9. Sheets C33-C35:

- Please include the design HGL in Profile view.
- Please include the station in the 2End callout in Plan view.
- Please extend the Plan view to include Structure 2I.
- Please include information for the FES and Structure 2E in Profile view.
- The drop thru Structure 3A does not meet the minimum 0.5’ drop required.

10. Sheet C36:

- Show and label the limits of the emergency spillway.
- As discussed, the detention basin must not extend into any public easement. Please revise.

11. Sheet C37: Provide pipe profiles for the 8” water line.

12. Sheets C53-C55:

- Provide a backfill detail.
- Only include standard details that pertain to the work included in this plan set.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

Locate FDC outside the fenced area and within 100 feet of a hydrant (near the location of where the fire main enters the building would work).

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.

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.

Provide information for fire flow.

6. Show fire lane turning movement in front of Building 6.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	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.
9/20/2024 - acknowledged in letter

2. Provide retaining wall designs.
9/20/2024 - Unable to locate in submittal.

3. Specify type/size of all water service connections.
9/20/2024 - Type of connection not provided.

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.
- 9/20/2024 - Water pipe from main to meter and then minimum 10' past meter is required to be 2"