

Evren Apartments Final Development Plan Comments #2

Design team responses are included below in [blue](#).

Planning Review Adair Bright

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1. Sheet C02 - remove the boundary of the previously vacated right-of-way.

[This has been removed from the plans.](#)

2. Sheet C04 - update the spelling of "ratio" and change "proposed zoning" to "existing zoning."

[This has been revised.](#)

3. Sheets C11, C12, and C13 - Provide setbacks to the parking lot from the applicable property lines.

[Additional setback labels have been added to the plans.](#)

4. Sheet C13 - setback for building 7 should be measured to the closest point.

[The building setback dimensions have been updated.](#)

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.

[See L1.00 for the update to the updated shrub count for the open yard area calculation.](#)

6. Sheet L1.00 - provide greater contrast between the tree symbols and the lawn so staff can confirm the landscaping requirements are being met.

[See L1.00 for updated tree and lawn information.](#)

7. The total percentage of open space needs to be stated. If it is already on the plan set, please let me know where.

[See Sheet C04 for Open Space percentage.](#)

8. Photometric - confirm the concrete base/pedestal height.

[Base detail added and note regarding total fixture height in schedule.](#)

9. Photometric - show the perimeter area (100-ft. inset from the property lines).

[100 ft setback line added.](#)

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.

[Approved and designed setback labels have been updated on the dimension plans.](#)

11. Provide setbacks to the buildings as well as the balconies.

[Additional dimensions have been added to the plans.](#)

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.

In accordance with phone conversations with staff; we have revised some of the parking areas to provide wider parking spaces on the end stalls. Additional dimensions have been added to the plans to indicate where this occurs.

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

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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.

This has been added to the plans.

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.

Plans have been revised to make them more readable.

- Please refer to Development Services, 816-969-1200, and not Public Works in Layout & Paving Note 6.

This has been revised on the plans.

- Please refer to City of Lee's Summit and not Board of Public Utilities in Site Utility Note 6.

This has been revised on the plans.

- 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.

This has been revised on the plans.

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.

This has been revised on the plans.

- Please coordinate the proposed public sanitary layout with different sheets in this plan set so they all show the same information.

This has been revised on the plans.

- Please show construction of the drive approaches and associated ADA ramps with this plan set.

This has been revised on the plans.

- There appears to be missing linework on the fire line to the proposed hydrant just east of Bldg. 1.

This linework has been added to the plans.

- 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.

All water meters are connected to the private mains and are on private property. Due to the design of the buildings and parking; There is no feasible solution to revise the plans to comply with this comment. A few of the meter locations have been updated to place them in areas less prone to automobile traffic.

- The public sanitary sewer shall terminate at Lot 3. Any line upstream of that will be private.

This has been revised on the plans.

- As stated in the previous comment letter, sanitary sewer service lines can't connect directly to MHs. Please revise as needed.

This has been revised on the plans.

- As discussed, the detention basin must not extend into any public easement. Please revise.

The proposed water main plans have been revised and the proposed easement is no longer adjacent to the detention basin.

- Please clarify existing easements, proposed easements, and easements to be vacated. This may be done on a separate document.

Additional notes have been added to the plans. See the General Layout.

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

Dimensions have been added to this sheet.

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.

Pavement types, locations, and thicknesses are listed on this plan. The pavements specified on the plans meet or exceed the recommendations included in the soils report for the project.

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.

Rip-Rap has been added to the discharge points within the detention basin.

- It appears that the water will pond at the end sections. Please evaluate and revise as necessary.

It is the intent of the design that the low areas will help slow the water to limit erosion within the basin.

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.

ADA ramps have been revised where possible. A number of ramps still exceed 7.5% due to site factors.

- Please ensure all crosswalk slopes are visible.

Slope label locations have been revised.

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

The storm drainage map and calcs have been revised.

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.

The storm sewer plans have been revised in accordance with the comments above.

Fire Review Jim Eden Assistant Chief

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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.

Acknowledged.

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).

C63 shows the location of FDC on the clubhouse building.

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.

Acknowledged.

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.

Kevin York provided the following:

Flow testing was completed at hydrants 023-127 FH and 023-126 FH located along the south side of Tudor Road in January 2021. The test results reported in the work order are as follows:

Hydrant 023-126 FH

Static Pressure = 80 psi

Residual Pressure = 52 psi

Flow = 1800 gpm

Hydrant 023-127 FH

Static Pressure = 77 psi

Residual Pressure = 55 psi

Flow = 1875 gpm

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

This has been added to the plans.

Building Codes Review Joe Frogge Plans Examiner

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1. Architectural plans are not part of this process. We will review them after the building permit submission.

Acknowledged.

Action required: Comment is informational.

9/20/2024 - acknowledged in letter

2. Provide retaining wall designs.

9/20/2024 - Unable to locate in submittal.

The site retaining wall plans are included with the resubmittal. Other retaining walls are part of the building foundation systems and are included in the building permit submittal on the structural sheets.

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

9/20/2024 - Type of connection not provided.

Plans have been revised to specify the connection types.

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

Additional notes for the connections and the meters have been added to the plans.

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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.

Acknowledged.

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

The plans have been revised to indicate all domestic water service lines are 2" or smaller.