

## Evren Apartments Final Development Plan Comments #3

Design team responses are included below in blue.

### Engineering Review

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1. Sanitary sewer service line connection to an existing main must be made with a cut-in wye. Please label the connections for Buildings 1, 3, and 5 accordingly.

Notes addressing this have been added to the public and private sewer plans.

2. As shown, the detention basin extends into the public easement located to the west. Moving the proposed water main removed that issue, but the basin still encroaches into the public easement around the sanitary sewer main.

The detention basin grading has been revised to move the toe of slope east; out of the sewer easement.

3. The ESC plans don't include a sediment basin. This site would seem to need one to adequately control sediment leaving the site. We typically see the detention basin being used as a temporary sediment basin since it's normally located in the lowest area. Please either add or explain. If added, be sure to include all appropriate standard details.

The erosion control plan and details have been revised to include a sediment basin.

4. Please remove City Standard Details GEN-5, GEN-6, and SAN-4 as they aren't used in this project.

These details have been removed from the plans.

5. Please add all City Standard Water Details.

These details have been added to the plans.

6. Provide a backfill detail.

We added a pipe bedding detail to Sheet C68.

### Fire Review

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2. 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.

Confirm construction type. The fire model must provide the needed fire flow required by IFC Table B105.1(2), with 50% reduction for a sprinkler system for either a VA or VB building? Calculated on the largest building at 79,582 sq. ft.

Based on the Type V-A construction and building square footage of 79,582; 2,500 gpm flow at 20 psig for 4 hrs is required.

## Building Codes Review

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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.

The retaining wall plans (Retaining wall engineered shops.pdf) were provided with the re-submittal on 11-1-24. We will provide them again with this resubmittal.

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

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

The types of connections were specified on the revised plans provided on 11-1-24. The notes remain on the plans which are provided with this resubmittal.

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"

This was specified on the revised plans provided on 11-1-24. The notes remain on the plans which are provided with this resubmittal.