

DEVELOPMENT SERVICES

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

Date: Tuesday, February 11, 2025

To:

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Property Owner: DOUGLAS STATION LLC Email:

Review Contact: MATT SCHLICHT Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023213

Application Type: Residential Final Development Plan

Application Name: THE HAVEN AT DOUGLAS STATION

Location: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086
1141 NW SLOAN ST, 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 multi-page 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. VACATION OF RIGHT-OF-WAY. The associated vacation of right-of-way application (Appl. #PL2024-093) shall complete the approval process and have the approving ordinance recorded with the County prior to approval of the final development plan and associated minor plat.

Staff is tentatively targeting the March 13, 2025, Planning Commission meeting for the initial public hearing for the requested vacation of right-of-way. The subsequent City Council meeting dates would tentatively be scheduled for April 8, 2025, and April 15, 2025, for the public hearing and second ordinance reading, respectively.

2. ADA PARKING SIGNAGE. The sign detail on Sheet C.204 indicates that signage shall be mounted 36"-60" above finished grade. Federal standards require a minimum 60" above finished grade.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to comment #9 in previous applicant letter. You are still showing connection of some portions of the private sanitary sewer system to the 24 inch line. I have spoken with Water Utilities and they would be agreeable to a single eight (8) inch private sanitary sewer line connecting directly to a manhole on the 24 inch sanitary sewer line. This will affect building 1, 2, and 3. Tie all of these lines together prior to the connection to manhole, and connect to City manhole #23-013, just north of garage #3. Additional private manholes may be installed if needed. No more than 3 feet of drop is allowed. Correction required.

2. Refer to comment #9 in previous applicant letter. Building #3 is shown connecting to the sanitary sewer off-site rather than on-site. This is not allowed. See comments above about tying Building 1, 2, and 3 together and connecting the 8 inch line to sanitary manhole #23-013. Correction required.

3. Refer to comment #8 in the previous applicant letter. The stormwater memorandum/report dated Jan. 31, 2025 (hereinafter referred to as the stormwater report) states on page 1 of the text "a building runs along the north property line of Tract A and is being encroached by the 100 year clogged water surface elevation". However, when looking at Sheet C.203, the 100 year clogged water surface elevation is shown 21.05 feet from the building. Reconcile, and correct as appropriate.

4. Page 3 of the stormwater report contains a typographical error in the HGL for the clogged condition. You are showing 879.65. Correction required.

5. Page 3 of the stormwater report appears to show only 0.5 feet of freeboard between the 100 year clogged/zero available storage condition and the top of dam. A minimum of one (1) feet is required. The City would be ok with 0.7 feet or more, but 0.5 feet is too little to account for settling and other factors. Correction required.

6. Page 3 of the stormwater report shows the design 25 year water surface elevation as 979.0 feet. Emergency spillway is called-out as 978.0 feet. In other words, the dam cannot manage the 25 year event without utilization of the emergency spillway because the 25 year WSE is 1 foot higher than the emergency spillway. Since the dam is being designed to manage the 25 year event, a minimum of 0.5 feet between the 25 year WSE and the emergency spillway is required. Correction required.

7. Engineer's Estimate required prior to formal approval. Informational comment.

8. SWPPP required if site disturbance is over 2 acres. Informational requirement.

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

Provide information to Water Utilities to complete a water model and confirm available fire flow per IFC Table B105.1(1) with a 50% reduction for an automatic sprinkler system.

What is the result of the water model completed for this project. Provide the square footage used and construction type.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural plans not reviewed during this process.

Action required: Comment is informational.

3/15/24 - acknowledged in letter