

DEVELOPMENT SERVICES

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

Date: Monday, July 01, 2019

To:

Applicant: CLAYTON PROPERTIES GROUP INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES (SHANNON
BUSTER)

Email: SBUSTER@OLSSONASSOCIATES.COM

Fax #: (816) 587-1393

From: Shannon McGuire, Planner

Re:

Application Number: PL2019205

Application Type: Commercial Final Development Plan

Application Name: HAWTHORNE RIDGE POOL

Location: 1534 SW ARBOR CREEK DR, LEES SUMMIT, MO 64082

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:

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 six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and 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:

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

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 2012 International Fire Code.

The clubhose is considered an A2 occupancy and should be designed accordingly when submitting plans for a building permit..

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. Please add a site data table with the following information;
 - Area of land in square feet and acres
 - Total floor area
 - Number of required and proposed parking spaces
 - Total impervious coverage
2. Please label the location of all oil/gas wells on the property. In none are present please add a note stating so and cite your source of information.
3. All parking lots accommodating 11 or more parking spaces shall provide parking lot lighting in accordance with UDO requirements.
4. Please provide the location, height, intensity and type of outside lighting fixtures for buildings and parking lots. Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use.
5. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
6. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
7. Will there be any ground mounted mechanical equipment? If so please provide the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Please also submit the manufacturer's specification sheets for proposed mechanical equipment to be used.
8. Parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement. Please update the plans to meet this UDO requirement.
9. The swimming pool, including concrete apron or deck structure and any associated mechanical equipment or other pool appurtenances, shall be setback from all property lines by a minimum distance of 20 feet. The pool deck is

setback 9.18 feet on the east property line. Please reposition the pool to meet the required setback or remove the east property line by combining tract B and tract C through the minor plat process.

10. All ADA parking spaces shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground measured from the bottom of the sign, at the head of the parking space. Sheet C11 shows the minimum mounting height to be 60 inches. Please update the plans to meet the UDO requirements.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

1. Please specify KCM MB for the new entrances, from the property line, to the sawcut for the new entrance.
2. Site specific details were missing for the new ADA-accessible ramps across the new entrances. The site specific details should follow what is required by Section 5304.8 of the Design and Construction Manual. Limits of the existing sidewalk removal should also be shown. The details should also show the ADA-accessible route across the new commercial entrances with a minimum width of 5 feet, and a maximum cross slope of 1.5%.
3. Is there sidewalk currently existing along this lot?
4. Sheet C08: Please move the water meter within the limits of the easement.
5. Sheet C10: Please be aware that the chemically-stabilized subgrade specified for the sidewalk and the PCC pavement is not necessarily needed, unless the engineer feels this is necessary. Please be aware that chemically stabilized subgrade is required for asphaltic concrete pavement (i.e., as shown).
6. Sheet L1 and L2: There are several utility conflicts with the tree planting locations. Please be aware that the minimum distance between trees and sanitary/water lines is 5 feet, as measured from the mature tree trunk, to the outside of the sanitary sewer or water line.
7. Where is the monument sign located? It appears it is located within an easement. This is not allowed.
8. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate. Items to include in the estimate include: 1) grading to establish proper drainage, 2) storm lines greater than 6 inches in diameter, 3) storm structures, 4) water lines, 5) sanitary sewer lines, including private laterals and connections, 6) pavement, 7) aggregate base, including the area one (1) foot beyond the back of curb, 8) chemically-stabilized subgrade, including the area one (1) foot beyond the back of curb, 9) curb and gutter, 10) public sidewalks, 11) ADA-accessible ramps, 12) 8 inch KCM MB commercial entrance, 13) erosion and sediment control, 14) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

1. Add bicycle rack(s) for bicycle parking.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
------------------------------	------------	----------------	-------------

1. Specify size of water meter.
2. Specify waste pipe material.