

DEVELOPMENT SERVICES

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

Date: Thursday, March 05, 2020

To:

Applicant: CLAYTON PROPERTIES GROUP INC Email:

Engineer: OLSSON ASSOCIATES Email:

Property Owner: CLAYTON PROPERTIES GROUP INC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020043

Application Type: Commercial Final Development Plan

Application Name: WOODSIDE RIDGE POOL

Location: 2030 NW OBRIEN RD, LEES SUMMIT, MO 64081

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
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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 2018 International Fire Code.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. All plan sheets should be a maximum of 24" x 36" with one inch border. Sheet L1 exceeds this requirement.
2. Please submit a photometric diagram that shows the foot candle levels throughout the site and at the property lines.
3. Is any ground or roof mounted equipment being proposed? If so please provide the location, size, and type of material to be used in all screening of mechanical equipment. Also, please submit the manufacturer's specification sheets for proposed mechanical equipment to be used.
4. Please add the total impervious coverage to the site data table.
5. 1 tree shall be planted for each 30 feet of street frontage. 9 trees are required along NW Ambersham Dr. You graphically show 9 trees but the not stated you are only providing 8. This may be a typo. Please confirm you will be providing the required 9 trees.
6. The plat that covers this tract must be recorded prior to the issuance of building permits.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C04: How does the proposed grading on this project fit with the approved Master Drainage Plan for Woodside Ridge 1st Plat? Has this been checked to ensure the grading is in accordance with the Master Drainage Plan for Woodside Ridge 1st, and in particular, along the western boundary?
2. Sheet C08: It appears Note 14 is calling-out a shade structure, in what actually appears to be an ADA-accessible ramp. Please reconcile.
3. Sheet C09: A plan and profile is required for all storm lines greater than 6 inches diameter.
4. Sheet C10: Inlet protection is shown in a very critical location (i.e., the sump). In addition, it is not clear what form of inlet protection is being proposed. Please clarify, and ensure the inlet protection is not going to act as a dam during rain events, creating a flood hazard in the sump condition.

5. Sheet C11: Stabilized subgrade is called-out on the typical section views of the pavement. To eliminate any confusion on this requirement, please add the word "chemically" in front of "stabilized subgrade". In lieu of chemically-stabilized subgrade, you may also want to consider geogrid.

6. Landscape Plan: The landscape plan does not show the water line in reference to the tree placement. However, it appears certain there are conflicts in regard to the minimum five (5) foot distance between the outside of the water main, and the outside of the mature tree trunk. Most of the trees along Ambersham Dr. are directly on top of the water main, which is considered an encroachment.

7. 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, and calculated at 3% of the total, plus a right of way fee in the amount of \$80. Items to include on the estimate include: 1) grading to establish proper drainage, 2) grading for parking lot, 3) pavement, 3) subgrade preparation either chemically-stabilized or geogrid, including the area one (1) foot beyond the back of curb, 4) aggregate base, including the area one (1) foot beyond the back of curb, 5) curb and gutter, 6) storm lines greater than 6 inches in diameter, 7) storm structures, including inlets, 8) private sanitary sewer lines and tracer wire and box, 9) private water lines, 10) erosion and sediment control measures and devices, 11) final restoration, including sodding, seeding, topsoil, fertilizer, mulch.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Recommend the inclusion of a bicycle rack installation as previously considered during the PDP approval.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

Action required: Provide additional cleanouts in sanitary sewer piping to comply.