

DEVELOPMENT SERVICES

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

Date: Tuesday, June 16, 2020

To:

Engineer: OLSSON ASSOCIATES

Email:

Property Owner: CLAYTON PROPERTIES GROUP INC **Email:**

From: Shannon McGuire, Planner

Re:

Application Number: PL2020145

Application Type: Commercial Final Development Plan

Application Name: Osage Pool and Clubhouse

Location: 2025 SW M 150 HWY, 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:

Required Corrections:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. Please provide a signs copy of the Ownership Affidavit form and a signed copy of the application.
2. Please label the location of all required building and parking setbacks.
3. Will there be any ground mounted equipment? If so please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
4. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
5. Are any signs being proposed? All signs must comply with the sign requirements as outlined in the sign section of the ordinance.

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer
Loic.Nguingiri@cityofls.net

Corrections

1. • Please provide an EOOPCC sheet (cost estimate).
2. • Please show and label the surrounding streets on to the vicinity map.
3. • Please make sure to include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".
4. • The City requires a 4" compacted aggregate base under sidewalk. Please revise.
5. • Please revise to "chemically stabilized subgrade" where applicable on sheet 13. Make sure to also indicate what type of stabilization chemical will be used during the process.
6. • Please label 2" tap on the utility sheet. Adding the tap size to the "contractor to coordinate" leader is totally acceptable.
7. • Please include the City's sidewalk standard detail.
8. • Please show the sanitary crossing in the Storm Line 1 Profile view and the water line crossing in the Storm Line 3 Profile view.
9. • Only ornamental tree varieties are allowed within public easements. Please review and verify that the landscaping plan meets this requirement.
10. • Please revise the "governing agency" to "City of Lee's Summit" where applicable on sheet C02.
11. • Please associate the (3) storm profile views with their respective label (e.g. private storm line 3).

12. • Though private, please consider a 0.2' minimum elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degree. If the angle is equal or above 22.5 degree, please consider a 0.5' minimum elevation drop.

13. • Please add curb inlet protection to the curb inlet(s) located on the north-east corner of the concerned lot.

14. • When pipe is to be installed in embankment or fill, the embankment shall be constructed in accordance with APWA Section 2102.6 and shall be built up to a plane at least 18 inches above the top of the pipe prior to the excavation of the pipe trench. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation". Also, please show and label the limits of the compacted fill placement in the Profile view (if applicable). Use hatching for clarity.

15. • On sheet C07, is the open land covering the major north-east area intended to be vegetated ? please clarify.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Identify the bicycle rack and location on the plans.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Comment for informational purposes. If ground mounted equipment (i.e. HVAC condensing unit) is installed it must be screened from view.

2. Provide complete site lighting design including all circuitry and light pole base details.

3. If grille on patio is to be fed by Natural Gas, provide NG design on Utility Plan. Clarify.

4. Water meter appears to be oversized. Provide calculations to justify use of 2" water meter. A separate rental meter can be made available for pool fill if that is the driving factor. Also, if intended for irrigation, provide irrigation system design including location and method of backflow protection.