

DEVELOPMENT SERVICES

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

Date: Monday, February 08, 2021

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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please update the landscaping plan to show the required ground mounted equipment screening. Please also update the site plan to show the locations of the ground mounted equipment.

2. Please provide a signs copy of the Ownership Affidavit form and a signed copy of the application.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. General: The City of Lee's Summit now requires 12 inches of aggregate over the top of pipe rather than 6 inches. Please revise applicable standard detail(s).

2. General: Please update the EOOPCC sheet. Make sure to include all relevant and applicable construction items shown on the plans (such as 8" concrete, 1" type K copper pipe, reducer, storm bends, ...)

3. Water: As required by the City, please acknowledge that 1" soft type K copper service line shall extend a minimum of 10 feet beyond the meter well, between the meter and the private customer. 2" water pipe is acceptable only past 10 feet. Make sure to also show the location of reducer along the line.

4. Water: Though private, please maintain an 18" minimum vertical separation between the edge of storm pipe and the edge of water pipe.

5. Storm: 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. Private storm lines 1, 2 and 3 need to be revised accordingly.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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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.

2/5/21 - not addressed

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

6/18/20 - site lighting design deferred to construction.

2/5/21 - not addressed

4. If grille on patio is to be fed by Natural Gas, provide NG design on Utility Plan. Clarify.
2/5/21 - not addressed