

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, August 31, 2022

**To:**

**Property Owner:** CCRC OF LEES SUMMIT LLC      Email:

**Applicant:** Jordan Anderson      Email: jordan.anderson@scenic-dev.com

**Engineer:** Julie Sellers      Email: jsellers@olsson.com

**Architect:** Tim Fisher      Email: tjf@fisher-arch.com

**City Staff:** Scott Ready      Email: Scott.Ready@cityofls.net

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022290

**Application Type:** Commercial Final Development Plan

**Application Name:** Raintree Village Senior Living-Phase 1

**Location:** 1501 SW ARBORWALK BLVD, LEES SUMMIT, MO 64082

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**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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please add more detail to the location map.
2. Please include the area of the land in square feet and acres to the legal description.
3. Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating so and cite the source of your information.
4. Provide details for the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
5. Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
6. 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 show the Location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
8. Please provide elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
9. On the elevations show the location, size and materials to be used in all screening of rooftop mechanical equipment. Include a dashed line indicating the roof line and rooftop mechanical equipment.
10. Please add a land use schedule shall include the following:
  - Total floor area
  - Number of dwelling units
  - Land area
  - Number of required and proposed parking spaces
  - Impervious coverage
  - Floor Area Ratio (FAR)
11. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
12. All signs must comply with the sign requirements as outlined in the sign section of the ordinance.
13. The subject property requires platting prior to the issuance of building permits.
14. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan.

15. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

16. Please provide detail on how you are meeting the sustainability standards of the M-150 CDO, Sec 5.510.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- What is the purpose of the 2' Public Access Easement along SW Arboridge Drive?
- All easements will be reviewed with the plat.
- Please submit a final stormwater study. As submitted, the storm sewer plan differs from the plan approved with the PDP. No review of storm sewer will be done until submission of the study. Based on the overall stormwater management plan, grading or other items reviewed with this submittal may be required to change, which will require further review.
- Include a swale section for the proposed swale along the west portion of the site. Provide a turf reinforcement mat within the swale.

2. Sheet C5.0:

- Please include a backflow vault.
- Record drawings for the existing main crossing SW Arborwalk Blvd. indicates it is an 8" main. Please revise throughout the plan set.

3. Sheet C9.0-C9.3:

- Record drawings indicate that there is a blow-off assembly at the end of the existing main. Please include the removal of that assembly in the plan set.
- As shown, the fire line is a metered line, combined with the domestic service. Is that the intent?
- Please provide required fire flows to evaluate the need for a looped fire line and the need for a second connection to the existing main.
- 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." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

4. Sheet C10.0:

- Revise the asphalt pavement sections to include 6" granular subgrade with either geogrid or chemically stabilized subgrade.
- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

5. Sheet L1.1:

- Please revise to match the layout in the rest of the plan set.

- Only ornamentals are allowed within public easements. Please revise as needed.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Move the fire hydrant on the southeast portion of the loop to the end of the parking stalls and next to the dumpster.
2. 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.
3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- Fire lanes shall be posted at the turn arounds and at the fire hydrants along the access drive,

<b>Building Codes Review</b>	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: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (required at generator and condensing units)
2. Sanitary sewer not allowed to connect to manhole.
3. Cleanout required near where waste exits foundation.
4. Provide water flow calculations to justify 6" water meter. Fyi-6" meter costs approximately \$420,000.00. Multiple 2" meters at approximately \$37,500.00 may be a better option. Also, 2" meters do not require an engineered vault.
5. Specify water pipe material.
6. Provide complete construction details for engineered water meter vault. (not provided by City)