

DEVELOPMENT SERVICES

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

Date: Wednesday, August 31, 2022

To:

Property Owner: WHISPERING WOODS LAND LLC Email:

Applicant: WHISPERING WOODS LAND LLC Email:

Engineer: Snyder & Associates Email:

Property Owner: NEW MARK HOMES-KC LLC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022225

Application Type: Commercial Final Development Plan

Application Name: Whispering Woods Amenity Area

Location: 1901 SW RIVER RUN 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 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. FLOODPLAIN.

- The floodplain limits depicted on the revised plans do not match the limits depicted on the current FEMA maps of record dated 2017.
- Add a note to the plans regarding the project site's location relative to the 100-year floodplain. Cite the FIRM panel # and effective date.

2. SIDEWALKS. It isn't clear from the plans that the required 5' sidewalk along the SW River Run Dr frontage will be extended to the north and south to tie into the existing sidewalks in order to eliminate any sidewalk gap and provide a continuous network through the area.

3. EASEMENTS.

- Label and dimension the 20' sanitary sewer easement that crosses the proposed parking lot.
- According to the plat, all of the subject Tract C on which the pool sits was dedicated as a blanket utility easement (U/E), drainage easement (D/E) and landscape easement (L/E). The City's encroachment policy does not allow for a variety of structures, including swimming pools and buildings, to be constructed with a general utility easement or drainage easement. Because the entire tract was dedicated as a blanket easement of both types, neither the pool or poolhouse can be constructed within said easement boundaries (i.e. anywhere on the tract). It may or may not be possible to vacate the blanket easements and re-dedicate them with more narrowly defined boundaries that may allow for the proposed improvements to be constructed, but there is still also the previously mentioned conflict with the stream buffer encroachment that similarly does not allow for any construction within its boundaries. Under current conditions and as currently proposed, Tract C cannot accommodate the proposed amenity improvements.

No acknowledgement, response or action plan addressing the comment immediately above was provided as part of the resubmittal.

4. PARKING LOT.

- Label the curb and gutter type in the Legend on Sheet C2.1. CG-1 curbing is required for the site.
- No curbing is shown beyond the driveway curb return. The boundaries of the entire proposed parking lot are required to have CG-1 curbing. The use of curb blocks is not allowed, except at the head of ADA accessible parking spaces where the abutting curb height has been dropped to meet the parking lot grade in order to provide an ADA-accessible ramp/route.
- The proposed pavement design shall meet the minimum standards under UDO Section 8.620.F. Provide a detail of the pavement design.
- Provide a detail of the accessible parking signage, which shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
- Label the slopes and cross-slopes of the parking space, adjacent accessible aisle and accessible route to the pool.

- What purpose do the 5'-wide x 10'-deep stalls along the south side of the parking lot serve? Are they for golf carts, motorcycles or bicycle parking? If so, each space should be posted as being reserved for that purpose only.

5. OIL AND GAS WELLS. Add a note regarding the presence of any active, inactive or capped wells on the project property. Cite the source of the information used to make the determination. The MO Dept of Natural Resources maintains a database of wells that can be sourced.

6. LIGHTING.

- Parking lot lighting shall be provided in accordance with UDO Section 8.250.
- Any wall-mounted lighting shall comply with the standards under UDO Section 8.260.
- A photometric plan shall be provided for review in accordance with UDO Section 8.230.
- Lighting levels shall not exceed 0.5 footcandles at any common property line with a residential lot.
- Lighting of the swimming pool area shall be by low level bollard type lighting or wall packs with 90-degree cutoffs only. Lighting of the pool area via other types of lighting (i.e. pole lights) shall only be allowed by approval of a special use permit.
- Provide manufacturer specifications of all exterior light fixtures for review.

7. BUILDING ELEVATIONS. Label the proposed colors of all exterior building materials.

8. LANDSCAPING.

- A medium impact landscape buffer is required along the common property line shared with the residential lots to the north. See UDO Section 8.900.B for the different screening options to satisfy this requirement.
- Street trees and shrubs shall be provided in accordance with UDO Section 8.790.A.
- Open yard trees and shrubs shall be provided (based on the disturbed area of the proposed improvement) in accordance with UDO Section 8.790.B.
- Parking lot screening shall be provided in accordance with UDO Section 8.820.
- All proposed landscaping materials shall meet the minimum size standards under UDO Section 8.750.
- All disturbed open areas not covered with other materials shall be covered with sod.

9. LAND USE SCHEDULE. Provide a land use schedule that includes the following information:

- Total lot area
- Total disturbed site area
- Total building (i.e. pool house) area
- Number of required and proposed parking spaces
- Impervious coverage (sq. ft. and % of lot)

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

1. Stream buffer is shown incorrectly. Please show the entire stream buffer on the overall site plan Sheet C2.0, along with notes indicating the portion which was allowed by a waiver.

2. The location of the 100 year floodplain does not appear correct. Please show a better representation of the 100 year floodplain, along with the corresponding base flood elevation.

3. An elevation certificate shall be required for the building associated with the pool (not the pool itself).

4. KCMMB concrete is required from the right of way line to the sawcut on the street. It shall be constructed in accordance with City standards, and shall be 8 inches thick. Please revise.

5. Utility plan Sheet C3.3 is incomplete in regard to sanitary sewer and water service. Locations of wyes shall be shown, and locations of taps for water line shall be shown. Locations of water meters shall be shown with a symbol rather than merely terminating at a point. Stationing shall be presented on the plans for all features listed. Please revise.
6. Asphalt pavement section does not meet the requirements contained in the Unified Development Ordinance (UDO). In general, the UDO requires the following: 1) 1.5 inches surface course over a 5 inch base course asphaltic concrete for heavy duty traffic such as trash trucks, fire trucks, and emergency access vehicles, 2) same as above for all other areas of parking lot, except the base course shall be at least 4 inches thick, 3) 6 inches granular base course, which it appears you have met, 4) subgrade stabilization with chemicals, or geogrid. Please review and revise as appropriate.
7. ADA-accessible ramp details near the commercial driveway were not shown. Elevation callouts are not sufficient. Slope callouts in the longitudinal and transverse directions are required. ADA-accessible route across the driveway shall be detailed with 5 foot minimum width, and cross-slope callouts. Truncated domes shall be called-out. Where truncated domes are less than 5.00 feet from the back of curb, the truncated domes shall be skewed to meet the 5.00 feet rule. Please be aware the City standards are more stringent than PROWAG, as we have adopted a maximum 1.50% design cross-slope, and a maximum 7.50% running (longitudinal) slope. Finally, it appears a turning space with less than 1.50% slope in any direction is required near the private sidewalk/public sidewalk interface located on the north side of the driveway. Please review and revise as appropriate.
8. Curb and gutter appears to be missing from the majority of the parking lot. Please see Planning comments related to this issue.
9. Since curb and gutter is required, how will the stormwater within the parking lot be managed, and how will the stormwater be discharged? A specific design for stormwater collection and discharge shall be required. Please review and revise as appropriate.
10. Sanitary sewer cleanouts appear to be missing along key locations. Please refer to Codes comments related to this issue, and revise as appropriate.
11. ADA-parking stalls do not contain sufficient detail to review or verify in the field. It is not sufficient to provide elevation callouts. Slope callouts are required, as well as linear dimensions of the cross-hatched unloading area. Please review and revise.
12. Please be aware that stormwater generated by this small parking lot may be relatively small, but given the point source nature after curb and gutter is installed, it would appear a piped system with inlet(s) is required. Please evaluate, review, and revise as appropriate.
13. Please refer to Planning comments related to the ADA-accessible route from the unloading area within the parking lot, to the pool. This route shall comply with ADA, and include slope callouts and dimensions as necessary. Elevation calouts are not sufficient to review or inspect. Please review and revise as appropriate.

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 2018 International Fire Code.

Traffic Review	Brad Cooley, P.E., RSPI	No Comments
	Brad.Cooley@cityofls.net	

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
	(816) 969-1241	Joe.Frogge@cityofls.net	

1. Pool and poolhouse designs are not part of this review. A separate building permit application shall be submitted for the pool and structures.

2. Sec. 7-1009. - Fencing.

A.The area which a swimming pool, sauna, hot tub, or jacuzzi is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure not less than four (4) feet in height, measured from grade. The enclosure shall be so constructed that a sphere four (4) inches in diameter cannot pass through. Fence posts shall be decay- or corrosion-resistant and shall be set in concrete bases. Such protective enclosure shall be provided with gates equipped with self-closing and self-latching devices placed at the top of the gate; provided, however, that above-grade structures of four (4) feet or greater in height that are equipped with a ladder that can manually be lifted and locked shall not be required to have a protective enclosure. Said ladder shall be locked when the swimming pool, hot tub sauna or jacuzzi is not attended.

B.At the option of the property owner, a hot tub or jacuzzi may be covered with a latching, protective cover instead of the fencing or protective enclosure described in paragraph A of this Section. The cover on the hot tub or jacuzzi shall be closed and latched at all times that the hot tub or jacuzzi is not in use. If a covered hot tub or jacuzzi is located in the same area as a swimming pool or sauna, the swimming pool or sauna must still be fenced or enclosed with a permanent structure in the manner described in paragraph A of this Section. (Ord. No. 8584, § 1, 3-19-2019)

Action required: Provide compliant fencing and gates.

8/30/22 - Fence must enclose entire area, including at building between restrooms and equipment room.

3. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide landing at entry gate with compliant accessibility clearances.

8/30/22 - Landings must be at least 36" deep and as wide as the gate.

4. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Provide 2 exits out of pool area with compliant panic type hardware swinging in direction of travel.

8/30/22 - Hardware not specified.

6. Waste piping not allowed to attach to manhole.

Action required: Relocate waste piping connection location and specify type of connection.
8/30/22 - Design incomplete.