

DEVELOPMENT SERVICES

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

Date: Thursday, November 03, 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

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 provide 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. I can see where the landscaping plan show the vegetative screening but am still not seeing details of the trash enclosure its self. If I have missed it in the plans please identify the sheet number.
2. 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.
3. Provide details for the height of the proposed parking lot light poles.

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.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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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 condensing units)
10/19/22 - acknowledged in letter. To be field verified

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C2.0: Delete all removal information associated with the removal/replacement of the public storm sewer across SW Arboridge Drive. It will be included on the public storm sewer plan set.

2. Sheet C9.0: Revise the Sta. 10+33.49 and Sta. 10+57.38 labels in Profile view to reference 90 degree bends as shown in Plan view.
3. Sheet C9.1: Show the fire line / domestic line crossing near Sta. 18+40 in Profile view.
4. Sheet C9.2: Revise the Sta. 20+00.00 label in Profile view to indicate connecting to the tee installed with Water Line 1.
5. Sheet C9.4: Revise the Sta. 30+00 label in Plan view to indicate connection to Water Line 1 rather than the existing main and the Sta. 30+18.82 & Sta. 30+20.55 labels in Plan view which appear switched.
6. Sheet C9.5: The Profile included is for Line 1, not Line 3. Please revise.
7. Sheet C7.0:
 - ST 1-1 does not appear to have adequate separation from the existing water line. Please evaluate and revise as needed.
 - Show the existing water / storm crossing just downstream of ST 1-1 and the sanitary / storm crossing between ST 1-1 & 1-2 in Profile view.
8. Sheet C7.7: Public storm sewer will require a separate set of plans. Please include storm sewer and inlet calculations for the public storm sewer in the plan set. I do not have any comments on the storm sewer design.