

DEVELOPMENT SERVICES

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

Date: Tuesday, November 15, 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
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1. FLOODPLAIN. For clarity due to the number of lines on the drawing on Sheet C2.0, identify both boundaries of the 100-year floodplain and both boundaries of the stream buffer line.

2. SIDEWALKS. It isn't clear on Sheet C2.0 that the required 5' sidewalk along the SW River Run Dr frontage will be extended to the south to tie into the sidewalk that runs the length of the frontage of the single-family lot addressed 1905 SW River Run Dr.

3. EASEMENTS. 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.

How will the conflict between the proposed improvements and blanket easements be addressed? No building permits shall be issued for the proposed improvements until the easement conflict is resolved.

4. 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.

The previously made comments above still stand pending submittal of the lighting plan that is forthcoming.

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

No building elevations were provided as part of the latest resubmittal for review.

6. LANDSCAPING. Label the sizes of the proposed trees and shrubs on the landscape plan to review for conformance with the minimum size standards under UDO Section 8.750.

7. LAND USE SCHEDULE. The "Total Building Area" on the Land Use Schedule is intended to list the square footage of the pool house/restroom building.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the previous applicant letter. The water meter shall be within right of way or an easement, and shall not be installed within pavement. The location of the meter is shown within the parking lot (i.e., pavement), which is not allowed. Please move the location of the water meter so no portion is within pavement. In addition, please ensure it is located within an easement.

2. Please see previous applicant letter. A note is called out on Sheet C3.4 (i.e., Note 1). Copper line is required from the main to the meter, and copper line is required a minimum of 10 feet from the meter towards the structure to be served. The note contradicts this requirement. Please revise, and ensure the note matches what is shown on the standard detail for water meter installation.

3. Please see previous applicant letter. Note 2 on the same sheet as above is incorrect in that the City of Lee's Summit is the authority on the water main, not Missouri American Water. Please revise.

4. Please see previous applicant letter. Pavement section shown on Sheet C4.1 does not meet the minimum design standards specified in the Unified Development Ordinance (UDO). It appears no chemically-stabilized subgrade or geogrid was specified. Please see previous applicant letter comment #6 for details.

5. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Please include all items necessary to complete the sitework, including the following items: 1) pavement, 2) curb and gutter, 3) subgrade, including the area one (1) foot beyond the back of curb, 4) geogrid or chemically-stabilized subgrade, including the area one (1) foot beyond the back of curb, 5) aggregate, 6) mass grading of the site, 7) stormwater structures, flumes, etc., 8) sanitary sewer line and wye connection including tracer wire and box in accordance with the City standard detail, 9) water lines, 10) ADA-accessible ramps, 11) KCMMB commercial entrance, 12) erosion and sediment control devices and measures, and 13) final restoration, including sodding, seeding, fertilizer, topsoil, and mulch.

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

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.

11/11/22 - Landing dimensions still non-compliant.