

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, August 08, 2023

**To:**

**Property Owner:** 150 HIGHWAY LEES SUMMIT      Email:  
LLC

**Applicant:** Garrett Fugate      Email: garrett@christiedev.com

**Engineer/Surveyor:** Sam Malinowsky      Email: smcivilengr@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023169

**Application Type:** Commercial Final Development Plan

**Application Name:** The Learning Experience at Arborwalk West

**Location:** 3640 SW ARBORIDGE DR, 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.

**Review Status:****Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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<p>1. Legal Description - A legal description which accurately describes the limits of the property shall be provided. As the property has not yet been platted you may provide the metes and bounds description.</p> <p>2. Oil &amp; Gas Wells – Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note and cite your source of information. A visual inspection of the property is not adequate.</p> <p>3. Photometric Diagram - Please update the photo metric plan to reflect the approved site plan.</p> <p>4. Lighting Spec Sheets – Please 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.</p> <p>5. Mechanical Screening – will there be any ground mounted mechanical equipment? If there is please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Also provide the manufacturer’s specification sheets for proposed mechanical equipment to be used.</p> <p>6. Ground cover - Open areas not covered with other materials shall be covered with sod. Please add a note to the landscaping plan stating compliance with this requirement.</p> <p>7. Trash enclosures – Please provide a detailed drawing (elevations) of enclosure and screening methods to be used in connection with trash storage containers on the property.</p> <p>8. Parking lot lighting - Light fixtures shall not exceed 28 feet in height, measured to the top of the fixture from grade.</p> <p>9. Improvement of Parking Area - 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. Please label the dimension of the proposed approach.</p> <p>10. Accessible Parking Space Size - Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide. Please label the width of the ADA aisle.</p> <p>11. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.</p> <p>12. Signs - All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed under separate application.</p> <p>13. Platting – The property requires platting prior to the issuance of building permits.</p>			

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Please submit the following:
  - Engineer's Estimate of Probable Construction Costs.
  - SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Please include the following in the plan set:
  - ADA-ramp specific designs for each ramp.
  - Standard details for all items in the plan set.
3. Please remove the Service Connection/Meter Well standard detail (duplicate) and the Trenching/Patching Roadway standard detail (not needed due to water line connection point revision).
4. The plans show the public sanitary sewer along M150 being extended to the west property line. This public extension is terminating at the MH shown on the east side of the property.
5. Please relocate the point of connection to the existing water main to a location not under pavement. This will require the connection point to move to the north 45-50 feet.
6. Connection of the domestic water line must be made on prior to the backflow vault. The water meter and irrigation meters need to be located just inside the utility easement.
7. The proposed public storm sewer is shown as public along the entire east side of the lot. The public storm sewer will only be from the structure located just south of the entrance to the connection to existing along M150. Please include the storm sewer to the north in this plan set.
8. Include material type for the sanitary sewer and water lines.
9. Is the intent to grade Lots 1 & 2 but not construct any storm sewer? It's hard to tell because it isn't shown in the same line type as the other proposed improvements throughout the plan set. Please clarify.
10. Design and Construction Manual Section 5604.5 requires a minimum drop across a storm structure. This is a requirement for all structure types, including Nyloplast.

**Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. MoDOT approval for the turn lane on M150 will be required.
2. Public Improvements plans are required as noted on the Final Development Plan. Final approval will not be possible until Public Improvement Plans are approved.

**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.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Specify sanitary pipe materials.