

DEVELOPMENT SERVICES

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

Date: Thursday, March 13, 2025

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Engineer/Surveyor: Marshall Fief Email: mfief@weareown.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2025041

Application Type: Commercial Final Development Plan

Application Name: Cobey Creek Clubhouse and Outdoor Pool

Location: 500 SE M 150 HWY, 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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. **PLATTING.** The Community Center is proposed on a partially platted piece of property. No building permit may be issued for the subject property until such time as the associated plat titled Cobey Creek, 2nd Plat is approved by City Council and recorded with the County.
2. **LOT INFORMATION.** Label the lot line dimensions and bearings on the site plan.
3. **STREETS.** Label the right-of-way widths for both SE Cobey Creek Dr and SE Carter Rd.
4. **SIDEWALKS.** Label the widths of the public sidewalks along both SE Cobey Creek Dr and SE Carter Rd. 5' sidewalks are required along both street frontages.
5. **RETAINING WALLS.** The plans show a retaining wall to be constructed within the 15' U/E along the west property line. The City's Encroachment Policy does not allow retaining walls to be constructed within a utility easement.
6. **LIGHTING.** 1) Submit a photometric plan compliant with UDO Section 8.230 that indicates the foot-candle levels throughout the site and at the property lines. The maximum allowed vertical foot-candle at a property line shared with a residential property is 0.5 foot-candles, measured at 3' above finished grade. 2) The lighting plan shows a total of 3 pole-mounted lights being used on the site. What, if any, wall-mounted light fixtures will be used on-site? Any wall-mounted light fixtures shall comply with UDO Sections 8.260, 8.270 and 8.280. Please note that lighting of the swimming pool area, except by low level bollard type lighting or wall pack with 90-degree cutoffs, shall only be provided by special use permit.
7. **TREE PLANTING AREAS.** Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs. The island on the west side of the entrance into the northern parking lot section doesn't meet the minimum 10' island width requirement, nor the minimum 4' separation between the tree location and the nearest edge of pavement.
8. **ZONING.** Revise the zoning information listed on Sheet C100 to include PMIX (Planned Mixed Use). The property is zoned PMIX, but is also located within the M-150 CDO as currently listed on the plan sheet.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Sheet C103: 1. Private sanitary sewer lateral is shown with a direct-connection to a public sanitary sewer manhole. A wye shall be required a minimum of 4 feet from the outside of the manhole as measured to the first part of the wye (not the center of the wye). 2. Private storm structures are shown within a public easement. Private storm structures shall be outside the limits of easements. 3. The stormwater system on the north side of the project along the property line shall be public, and shall require the submittal of separate public stormwater plans.
2. Sheet C100: 1. A versalock retaining wall is shown encroaching into a public easement. Retaining walls shall be outside the limits of any easement, including the foundation of the retaining wall. 2. If retaining wall is proposed anywhere on the site, provide a drawing of the retaining wall in profile. 3. PCC KCMMB concrete shall be required from the right of way line to the sawcut on all commercial entrances.
3. Sheet C106: 1. Typical section view of pavement was missing the KCMMB designation for asphaltic concrete. KCMMB asphaltic concrete shall be required and shall be noted on the plans. 2. Typical section view of pavement section was missing geogrid or chemically-stabilized subgrade. 3. Typical section view shows 12 inches of aggregate,

which is more than required by the Design and Construction Manual. Although this is acceptable, it is worth noting.

4. Subgrade shall be extended a minimum of one (1) foot beyond the back of curb, and either show this on the City standard detail, or provide a separate typical section showing the minimum extension.

4. The following sheets were missing: 1. Detail plan sheet of all ADA-accessible ramps and five (5) foot ADA-accessible routes across the new commercial entrances, including elevation callouts and slope callouts. Generic detail is not sufficient. 2. Plan and profile views of the private storm system, including superimposition of the design HGL on the profile view and the word "PRIVATE" on the profile view. 3. Stormwater calculations in the form of a table.

5. Sheet C101: 1. Turning spaces at the junction of the public sidewalk and the private sidewalk serving the playground shall be required, and shall be detailed on the plans with slope callouts. Slope shall be less than 1.5% in all directions, including the diagonal. 2. Turning space west of the westernmost commercial entrance where the public sidewalk intersects with a private sidewalk shall be detailed on the plans with slope callouts.

6. SWPPP may be required if site disturbed area greater than 1 acre.

7. Signed and sealed itemized cost estimate required prior to formal approval, and shall include sitework. In lieu of a signed and sealed cost estimate, an itemized contract may be submitted.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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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.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. This review is for the site only. Architectural plans are not being reviewed under this process.

Action required: Comment is informational.

2. Designs for sport court not provided.

Action required: Comment is informational. If fence is taller than 6' and is built such as that it would see a wind load a complete engineered design will be required.

3. Water tap and pipe between main and meter must be 2".

4. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of

not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide a cleanout close to where sanitary leaves the building and then at maximum 100' spacing in yard.

5. 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. (condensing units, etc.)