

DEVELOPMENT SERVICES

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

Date: Tuesday, April 15, 2025

To:

Property Owner: CLAYTON PROPERTIES GROUP INC Email:

Applicant: CLAYTON PROPERTIES GROUP INC Email:

Engineer/Surveyor: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

Review Contact: JIM LONG Email: JL@SCHLAGELASSOCIATES.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2025072

Application Type: Commercial Final Development Plan

Application Name: Bailey Farm Amenity Center

Location:

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	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Freestanding pole lights need to have information on base height and pole height. I can see these are manufacturer spec 15' poles, but need confirmation of final height of both. Provide this for the lights around the pool as well.
2. Maximum wattage of parking lot light fixtures in residential areas is limited to 175w/head
3. Parking lot lighting must be reduced by 50% within 60 minutes of close of business. This can be achieved through either dimming the lights to 50% luminosity, or turning off half of the lights. Please include a note or amend as needed to accomodate this.
4. Confirm there are no wall-mounted exterior lights, lighting around the playground or pickleball court, and lighting along the trails. If there is lighting, please provide details on these proposed lights as applicable and amend the photometric plan to match.
5. The Ulmus Parvifolia is considered an invasive species per the Missouri Department of Natural Resources. Please replace this with another planting.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet 7: Gutter buddy geometry for "on-grade" curb inlets does not reflect the standard details. Placement of gutter buddies in this fashion will prevent the curb inlet from receiving stormwater and may lead to flooding. Show the general geometry of the gutter buddies at "on-grade" curb inlets. Correction required.
2. Sheet 10: Show copper line from the public 8 inch water main to a point ten (10) feet from the meter. Correction required.
3. Sheet 12: KCMMB asphaltic concrete mix cannot be less than 2 inches thick. Therefore, revise the surface course to 2 inches, and reduce the remainder by one half inch. Correction required.
4. Show the subgrade design extending a minimum of 1 foot beyond the back of curb. This can be in the form of a revised curb and gutter standard detail, or a new detail showing the extension. Correction required.
5. A minimum 8 inch thick KCMMB PCC concrete section is required at all commercial entrances, and shall extend from the sawcut of the public street to the right of way line. Correction required.
6. ADA-accessible ramp details were missing at the commercial entrances. Detailed callouts shall be provided, including elevation callouts, slope callouts not to exceed 7.5% longitudinal and 1.5% cross-slope, and dimensional callouts from the truncated domes to the back of curb not to exceed 5.0 feet. Correction required.

7. ADA-accessible route details were missing across the commercial entrances. A minimum 5 foot wide ADA-accessible route shall be established across all commercial entrances, and shall not exceed 1.5% cross-slope, and shall be a minimum of 5.0 feet width. Correction required.

8. Turning spaces shall be detailed on the sidewalk plan where the public sidewalk is connected to the interior sidewalk. The turning space shall be flat (i.e., defined as no greater than 1.5% slope in any direction, including the diagonal direction). Correction required.

9. Sheet 2: Parking lot light is shown within a public easement. Move the parking lot light outside the limit of the public easement. Correction required.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Maximum ramp slope allowed is 5%. Sidewalk ramp at center of the lot exceeds this allowance.

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 site only. Architectural submittal will be reviewed under building permit.

2. Water piping from main to 10' past meter must be 2" copper.