

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, March 25, 2026

**To:**

**Property Owner:** BANK OF AMERICA

**Email:**

**Engineer/Surveyor:** Allegro Civil Engineers

**Email:** bemrich@allegroeng.com

**Applicant:** Cushman & Wakefield US Inc

**Email:** john.schrader@cushwake.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2026071

**Application Type:** Commercial Final Development Plan

**Application Name:** Bank of America

**Location:** 1801 NW CHIPMAN RD, LEES SUMMIT, MO 64081

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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 multi-page 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>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SITE LIGHTING. 1) Submit a photometric plan indicating the foot-candle levels throughout the site in accordance with UDO Section 8.230. 2) Exterior lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270 and 8.280. 3) Submit manufacturer specifications of all exterior light fixtures for review.
2. BUILDING ELEVATIONS. Submit color elevations of all sides of the building with material and color palette callouts. Proposed building materials and design shall comply with the requirements of UDO Section 8.050, 8.060 and 8.080.
3. MECHANICAL SCREENING. Dash in the location of the roof-top mechanical equipment to demonstrate that the building parapet heights are sufficient to fully screen the RTUs from view in all directions. Take into account additional height from the curbs on which RTUs will sit.
4. LANDSCAPE PLAN. Submit a landscape plan in accordance with the requirements of UDO Sections 8.750, 8.790, 8.810, 8.820, 8.870, 8.890 and 8.900.
5. CURBING. All parking lot areas and access drives are required to have a CG-1 curb boundary. The proposed plans show the use of C-1 curbing. Revise to CG-1 in order to comply with City code.
6. PAVING. 1) The Site/Paving/Striping plan (Sheet C2.0) shows the use of standard asphaltic concrete (AC) pavement and a heavy duty asphaltic concrete (AC) pavement on the site. Two detail sections for Standard AC Pavement are included on Sheet C6.0. Only one of the sections for Standard AC Pavement meets the City's minimum design standard found under UDO Section 8.620.F.1. Revise the detail to only include the section that meets City standard. 2) No pavement detail is provided for the proposed heavy duty asphaltic concrete (AC) pavement. Provide a detail for said heavy duty pavement that meets City's minimum design standard under UDO Section 8.620.F.2.
7. SCREEN FENCE DETAIL. Is the screen fence detail provided on Sheet C6.3 for the fence that will surround the property on the west, east and south sides for the required high-impact landscape screen? If so, the detail does not call out the fence material. City ordinance requires a fence or wall being used to satisfy high-impact screening requirements to either be a masonry wall or an opaque vinyl fence. No option is provided for a metal fence material.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please add the following notes to the plans
  - All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
  - The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.
2. Submit an Engineer's Estimate of Probable Construction Costs.

3. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
4. Comprehensive sanitary sewer comments will be provided after the public sanitary sewer extension plan is further developed through further cooperation with Allegro Engineers and the Water Utilities Department. A separate set of Public Sanitary Sewer Plans is required for this public sanitary sewer extension. Show in the plans, the existing sanitary sewer service location and abandonment details. Building sanitary sewer stubs must be SDR 26 (minimum) PVC and connection to the public sanitary sewer made with wye connection, not direct to a manhole per LS 6501 F. - Building Sewer Stubs. Add City standard detail SAN-1.
5. Show the existing water meter size and the proposed domestic water service material. Soft type “K” copper service line shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) per LS 6901 - L. Water Meters. Add City standard detail WAT-11.
6. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
7. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section. Add City standard curb/gutter and driveway details.
8. The storm drainage structures do not have adequate fall through the structures, please revise (APWA 5604.5 Inverts and Pipes). Indicate the direction of flow within the structures and include the pipe material. Add the storm water pipe and inlet calculations to the plans. Add the HGLs to the storm profiles and show the pipe material.
9. Provide a complete plan for the ADA-accessible ramps and sidewalks, including through the proposed driveways. Ensure the plans include all site-specific width/length dimensions, elevation callouts, running slope callouts, and cross-slope points for the construction of ADA-accessible ramps and sidewalks. Include all ADA facilities for access to the building from the ADA parking and the existing public sidewalk facilities. Add City standard sidewalk details.
10. Please inventory the existing pedestrian facilities along the project site and include in the plans remedy for any deficiencies such as broken concrete, differential settlement, and/or any ADA deficiencies. Add an informational note to the plans stating: “All existing sidewalks/curb ramps shown within these plans, regardless if repair areas are specifically shown or not, must be repaired prior to any form of occupancy, regardless if the deficiencies were existing conditions or as a result of construction activities”.

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
<b>Fire Review</b>	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	No Comments
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