

DEVELOPMENT SERVICES

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

Date: Thursday, December 19, 2019

To:

Property Owner: LEES SUMMIT 29197 L L C

Email:

Fax #: <NO FAX NUMBER>

Applicant: NPC INTERNATIONAL INC

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019399

Application Type: Commercial Final Development Plan

Application Name: WENDY'S M-291

Location: 711 SE M 291 HWY, LEES SUMMIT, MO 64063

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 six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and 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:

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.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. PLATTING. The subject property is required to be replatted prior to issuance of a building permit. The property may be replatted via a minor plat application. The approval process for a minor plat mirrors that of the final development plan, meaning it is reviewed and approved at the staff level (i.e. no Planning Commission or City Council approval is required). The minor plat application is available on the City's website.

2. CURBING. The parking lot is required to have a boundary constructed of CG-1 curbing. The plan details show C-1 curbing. Please revise.

3. FLOODPLAIN. Add a note to the plans regarding the site's location relative to the 100-year floodplain. Cite the FIRM Panel number and date as the source of the information.

4. OIL AND GAS WELLS. Add a note to the plans regarding the presence of any active, inactive or capped oil and/or gas wells on the site. The Missouri Department of Natural Resources has an online database for all permitted wells, which can be cited as the source of information.

5. ADA PARKING SIGN. Revise the detail on Sheet C7 to indicate that the minimum mounting height of the sign shall be 5' above grade, measured to the bottom of the sign.

6. LIGHTING. Provide manufacturer specification for the proposed wallpack light fixtures. Wallpacks shall comply with the requirements of UDO Section 8.260.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

1. Please provide a legible vicinity map on the cover sheet, showing a general location of the project. The vicinity map shown on Sheet C2 is illegible, and should be shown on the cover sheet.

2. An index should be provided on the cover sheet, which describes the sheet numbers.

3. Please include the contact information for utility companies.

4. A note should be provided stating that all construction shall follow the City of Lee's Summit Design and Construction Manual.

5. A legend is provided, but includes "fence" as one of the items to be constructed. Are there any fences to be constructed as part of this project? If not, wouldn't it be better to remove this item from the legend?
6. Water meters for domestic service and irrigation service will need to be removed and replaced with new meters. Please provide notation on the plans stating these items will be removed and replaced with new meters. In addition, the service line from the water main to the meters will need to be replaced for the domestic service line and the irrigation line. Please provide notes stating these lines shall be removed and replaced.
7. The plans call-out 1.5 inch HDPE line from the meter to the building. The City of Lee's Summit requires a minimum of ten (10) feet of soft copper beyond the meter, as shown on the City of Lee's Summit standard drawing for water meters. At that point (i.e., 10 feet beyond the meter), it is acceptable to use different material. Please see the City of Lee's Summit standard detail for water meter connection for details concerning this requirement.
8. Please call-out the water meter sizes for both the domestic water meter and the irrigation meter. Please specify the diameter of the soft copper line from the water main to the meter. Please be aware the City will only allow a domestic water line diameter from the main to the water meter of the following sizes: 1) 3/4", 2) 1", or 3) 2".
9. It appears the standard detail for a water meter was missing from the plans.
10. It appears the existing sanitary sewer lateral should be replaced all the way to the wye, and including the wye connection. Please add appropriate notation stating this shall be done.
11. Formal approval of the Final Development Plan shall be contingent upon the receipt of an executed and recorded private easement (with a graphical representation of the easement in the form of an 8.5" by 11" exhibit) from the owner of the lot to the south. Prior to execution and recording of this document, the City will need to perform a courtesy review of the document, and exhibit, to determine if the easement is suitable. Following a courtesy review, the easement should be executed and recorded at the Jackson County Recorder of Deeds.
12. Proper abandonment of the existing sanitary sewer lateral must follow the City of Lee's Summit Design and Construction Manual. Please add notes to the plans as appropriate.
13. Due to the overall excessive length of the new sanitary sewer lateral, a profile view should also be provided.
14. Sheet C7: The asphalt paving section appears a bit confusing in terms of geogrid. We recommend underlining the word "geogrid" so there is no confusion on the part of the contractor.
15. Sheet C7: The above-referenced subgrade must extend a minimum of one (1) foot beyond the back of curb. The curb and gutter section, therefore, is incorrect. Please see additional comments below, however, because it appears the incorrect curb and gutter section is being called-out.
16. The entrance at SE 7th Terr. must be constructed of 8" KCMMB concrete from the right of way line, to the sawcut. Asphaltic concrete is shown. A 1.5% cross-slope area across the driveway must be constructed, with a minimum width of 5 feet to accommodate an ADA-accessible ramp. Details must be provided showing how this will be constructed.
17. Sheet C2: Where is the water main along the west side of the property? It appears to be absent from the drawing. It appears the new monument sign is directly on top of the water main, which is not allowed. In addition, it appears there is a parking lot light within five (5) feet of the water main. In general, a minimum of ten (10) feet is required between lighting poles, monument signs,

18. Sheet C7: Is there a public easement for the water line along the west side of the project? If not, an easement should be dedicated by separate document, in a form acceptable to the City.
19. Please coordinate all activities within MoDOT right of way by obtaining a permit from MoDOT. This would include any work to re-construct the entrance along the southwest side of the project.
20. Sheet C4: The new sanitary sewer lateral shown within the new private easement does not include any information regarding the repair of the existing pavement and/or restoration to the west of the new sanitary sewer lateral. Please provide details concerning the repair of this area.
21. Sheet C7: An ADA-accessible ramp detail is provided, but no ADA-accessible ramps are shown on the plans. In addition, no sidewalk is required for this project. Please remove the detail from the plans.
22. The curb and gutter section called-out on the plan sheet C2 appears to reference a non-standard design that is not allowed in the City of Lee's Summit. The City of Lee's Summit requires the use of CG-1 high-back curb and gutter with integral gutter, rather than the straight slab design as shown.
23. The City of Lee's Summit standard detail for the sanitary wye connection, tracer wire, and trench check was missing from the plans. Please include this detail in the resubmittal.
24. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total sitework, plus a right of way inspection fee of \$80. This estimate should include: 1) sanitary sewer lateral and wye, 2) sanitary sewer lateral removal and abandonment, 3) water lines, 4) pavement, 5) aggregate base for pavement, including the area one (1) foot beyond the back of curb, 6) chemically-stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, 7) curb and gutter, 8) sidewalks, 9) ADA-accessible ramps, 10) commercial entrances, 11) grading and compaction of parking area, 12) erosion and sediment control devices and measures, and 13) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. Consider revisions to the CG-1 curbed island near the menu board to allow for an escape from the drive thru queue (e.g. a CG-2 curb in this area so that its traversible).

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------
