

DEVELOPMENT SERVICES

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

Date: Monday, January 06, 2020

To:

Property Owner: TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

Applicant: SM TRADING CORPORATION

Email: JROUSH@SFCRETAIL.COM

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

Architect: Chris Woods

Email: chrirwoods@gmail.com

Fax #: <NO FAX NUMBER>

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2019376

Application Type: Commercial Final Development Plan

Application Name: FOOD & FUEL EXPRESSO -SUMMIT ORCHARD

Location: 420 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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:

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|------------------------|-----------------------------------|--|-------------|
| Planning Review | Victoria Nelson (816) 969-1605 | Long Range Planner Victoria.Nelson@cityofls.net | No Comments |
|------------------------|-----------------------------------|--|-------------|

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|---------------------------|-----------------------------|---|-------------|
| Engineering Review | Sue Pyles (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Corrections |
|---------------------------|-----------------------------|---|-------------|

1. Design and Construction Manual Section 5300, Table LS-5, summarizes the slope requirements for ADA-accessible sidewalk ramp design. Turning Space slopes are required to be 1.5% or less in all directions, and the Ramp Running Grade is required to be 7.5% or less. All 5 ramp locations exceed the 7.5% maximum allowable running grade slope, and Ramps 2-3 exceed the 1.5% maximum allowable turning space slope. Please revise. You can email me the revisions prior to resubmittal of a hard copy.

2. Please revise the extension values for Bid Items 1 and 2, they shouldn't be rounded up. Also extend Bid Item 24 to be included in the total. You can email me the revisions prior to resubmittal of a hard copy.

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|--------------------|----------------------------|--|--------------------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

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|------------------------------|------------------------------|---|--------------------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Approved with Conditions |
|------------------------------|------------------------------|---|--------------------------|

1. Provide site lighting design complete with fixtures, poles, bases, and circuitry.
12/13/19 - not addressed
12/30/19 - Lighting at building approved. Lighting at canopy assumed to be deferred submittal.

2. The City of Lee's Summit does not have a minimum size requirement for grease interceptors. Our requirement is that the interceptor be sized to meet or exceed the requirements of the 2018 International Plumbing Code. The submitted plans indicate that a 1,000 gallon interceptor is to be installed. The applicant may choose to re-use the size of the interceptor based on the total fixture units flowing to the device.