

DEVELOPMENT SERVICES

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

Date: Monday, February 03, 2020

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. PLATTING. The related minor plat application is currently in the review/approval process. No building permit shall be issued on this final development plan until such time as the plat is approved, recorded and the necessary copies of the recorded plat are returned to the Development Services Department. This comment is for informational purposes only.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Plans are stamped as "Not for Construction". We will need signed and sealed plans that do not include this statement.
2. The off-site private easement shall be submitted prior to formal approval of the plans.
3. A five (5) foot general utility easement should be dedicated along the entire west side of the lot. This should be dedicated on the Minor Plat.
4. The Engineer's Estimate was missing a seal and signature.
5. The Engineering Plan Review and Inspection Fee has been calculated, which is 3% of the total infrastructure cost. This must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$11,158.19
6. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.
7. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.
8. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

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

Michael.Park@cityofls.net

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