
DEVELOPMENT SERVICES

Commercial Final Development Plan Applicant's Letter

Date: Tuesday, January 12, 2021

To:

Property Owner: OAK VIEW LEES SUMMIT LLC **Email:**

Applicant: MS CONSULTANTS INC

Email: KAKERS@MSCONSULTANTS.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020380

Application Type: Commercial Final Development Plan

Application Name: Whataburger

Location: 1450 NE DOUGLAS ST, 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 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:

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:

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.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

2. Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a note stating such and cite the source of your information.

3. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

4. Is any ground mounted mechanical equipment being proposed? If so please show the location, size, and type of material to be used in all screening. .

5. Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used (roof top and/or ground).

6. On the elevation sheets (A2.1 & A2.2) please show a dashed line indicating the roof line and rooftop mechanical equipment.

7. In the Site Data table please show the total floor area and the Floor Area Ratio (FAR).

8. Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access. Please label the parking lot setback from the south and west property lines.

9. All vehicle parking lot areas and access drives in all zoning districts shall have a boundary of straight-back curbing (CG-1). Detail C and F on sheet C-9 do not depict the correct CG-1 curbing type. Please update the plan sheets to meet this requirement.

10. Temporary asphalt curbs may be used in areas to be expanded (along the west property line) only as shown and approved on the development plan.

11. All signs must comply with the sign requirements as outlined in the sign section of the UDO and shall be reviewed under a separate application.

12. As propose you do not meet the minimum requirement for parking stalls. If you are requesting approval of an Alternate Parking Plan, please submit a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. Please be aware that requests for a reduction of ADA parking stalls that do not meet the minimum ADA standards will not be approved.

13. The proposed 7' minimum to the bottom of the ADA parking sign seems high. Staff typically see a minimum height of 5'. Is the proposed 7' correct?

14. I have concerns that the proposed location of the southernmost ADA parking sign will reduce the accessible route to below the minimum ADA standard. Please check this and update if needed.

15. Metal may be used only in an incidental role i.e., trim, architectural features, standing seam metal roofing. Please provide the total percentage of metal panel being proposed for each façade.

16. The elevations on sheets A2.1 & A2.2 seem to be labeled with the wrong direction. Please check this and update as needed.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please submit the following:

- Engineer's Estimate of Probable Construction Costs.
- SWPPP and a copy of the MDNR Land Disturbance Permit.

2. Substantial Completion Impacts:

- The existing public sanitary sewer must be extended to the west property line. Substantial completion of this extension is required prior to substantial completion being given to this FDP. A separate set of engineering plans is required for this extension.
- Please note that substantial completion of the associated right-turn lane on Douglas is required prior to substantial completion being given to this FDP.

3. General:

- The existing private water line must be extended to the west property line as a part of this project. Please add this to the plans accordingly.
- Show location of all oil/gas wells, or indicate none are present, and cite the source.
- Please add a note stating: "The contractor shall notify the City of Lee's Summit Development Engineering Inspection at (816) 969-1200 at least 48 hours prior to the commencement of any construction."
- Please add a note stating that "...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."
- Please revise plans to indicate Lee's Summit standard details and design requirements are to be used, rather than MoDOT.

4. Site Comments:

- Trash enclosures are required to have a minimum of 30' concrete pavement. Please revise.
- Please include curb & gutter across all future drives to the adjacent lot. A temporary asphalt curb may be used in this case. If this option is used, please add a construction detail for the temporary curb.
- Please show the ADA-accessible route on the plans.
- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- Please note that 2.00% cross slope and 8.33% running slope shown are the maximum slopes allowed by ADA, and do not include a construction tolerance. Slopes that exceed the maximum in the field will not be accepted. This is an informational comment.

5. Utilities:

- Please include connection information for both sanitary and water proposed lines to existing lines. Please note that a sanitary sewer service line must connect to the existing sanitary main with a cut-in wye and not by direct connection to the MH.
- Please verify if there is an existing sanitary stub provided within this lot boundary. Record drawings submitted suggest that there may be one, depending on where the new lot line falls. Please coordinate to show this information on the plans.
- Please justify the need for a 6" sanitary sewer stub. It doesn't appear necessary in this instance.
- Please label the size of each water meter.
- A backflow vault is not required on the domestic line. Please delete.
- Please include type of valves proposed on the water lines.

6. Please include a phased erosion and sediment control plan for pre, during, and post construction phases. Include installation and removal requirements/phases for each BMP.

7. The pavement sections shown do not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Revise details to City requirements, not MoDOT. Please note that the UDO and Design and Construction Manual requirements govern over any shown in the referenced geotechnical report.

8. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

9. Include all relevant City standard details as well as APWA standard erosion and sediment control standard details.

10. The methodology of the stormwater design, as detailed in the submitted Storm Drainage Calculation Report, does not meet City requirements of the Comprehensive Method for the analysis and design rather than pre vs post. Please revise the report accordingly. A Stormwater Report Requirements document is available on the City's website.

11. Storm Sewer:

- Show and label the design HGL, pipe material, and pipe slope in the storm sewer Profile views.
- Please separate storm sewer plan & profile information onto a separate plan sheet.
- A complete review of the storm sewer and detention basin plan or design will be done after the stormwater study has been revised.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide pipe materials.
2. Specify meter sizes.