
DEVELOPMENT SERVICES

Commercial Final Development Plan Applicant's Letter

Date: Tuesday, February 09, 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: 1460 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 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

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. There are 3 unresolved comments from the Applicant's Letter dated 1/12/2021;

#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.

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

#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 an Engineer's Estimate of Probable Construction Costs. UDO Section 3.410.D provides guidance.

2. • The ADA-accessible route must extend to the public sidewalk along the Douglas Road commercial entrance.

• Additional ADA Ramp design information is required. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8. I'm happy to provide examples if you'd like.

3. Sheet C-6.1: Include structure sizes.

4. Enclosed storm sewer systems will use the open channel, or gravity, flow design method for the appropriate design storm (LS Section 5603.1). Please revise to keep the design HGL within the pipe system.

5. Sheet C-7:

• Specify water and sanitary connection information. Don't just indicate it should be local regulations or leave it unspecified.

• Show the existing FHs. Verify they do not require relocation.

• Show all pipe information (length, material, bends, etc.).

6. Include the City's Curb and Gutter Standard Detail.

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	Approved with Conditions
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(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

No Comments