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**DEVELOPMENT SERVICES**

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

**Date:** Monday, March 01, 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

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### **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.

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### **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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The proposed TWS LED (TWS LED P1 50K MVOLT PE DDB M4) wall pack is not allowable. Wall-mounted lights shall utilize full cut-off fixtures. Please propose a model that meets the UDO requirements.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C-6.1:

- Please revise all rectangular structures in the Storm Structure Data Table to show length and width of these structures.
- The HGL between Structures 3-4 is shown above the top of the pipe. This segment is not included in the Storm Water Management Report calculations. Please include.
- Please include the storm sewer drainage calculations in the plan set.

2. Sheet C-7: Please show and label the irrigation meter size and location.

3. 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.

4. The ADA-Ramp design included is not adequate. The City requires a specific design for each ramp, which includes spot elevations for each corner of each ramp component as appropriate (landing, ramp, turning space), slopes and widths for each side of each ramp component. An example will be provided. Please note that detectable warnings are not required at the commercial entrance ramps.

5. Please revise the estimate:

- Please revise to show each individual item, rather than lumping a group together (parking lot, SWPPP). For example, individual items for asphalt pavement, concrete pavement, aggregate base, stabilized subgrade, curb & gutter, etc.
- Include bends and cleanouts on the estimate.
- Include an item for FH, new and relocation as appropriate.
- Is the fire protection structure in the estimate the backflow prevention device vault? Please clarify.
- Delete grease control and traffic control items, they are not included in the fee calculation.

<b>Fire Review</b>	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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The area for queuing between to the order menu and Douglas is fairly limited. If queuing impacts Douglas (or at times during high volume that results in drive-thru queuing on Douglas), site traffic management practices may be imposed by temporary driveway closure along Douglas to route drive thru activity utilizing the fullest extent of available private property (e.g. southwest property entrance in lieu of Douglas and queue along the south side parking lot) in the interest of public safety. Douglas, a public arterial, shall not be used as an extension of private property drive-thru lane.

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