

DEVELOPMENT SERVICES

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

Date: Thursday, December 02, 2021

To:

Applicant: SAVORY DEVELOPMENT, LLC

Email: LYNSI@SAVORYMANAGEMENT.COM

Property Owner: TOWNSEND SUMMIT LLC

Email:

Engineer: BOWMAN CONSULTING GROUP

Email: KADDO@BOWMAN.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021444

Application Type: Commercial Final Development Plan

Application Name: Mo' Bettahs Restaurant

Location: 520 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 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	Corrections
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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.
2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- The drive aisle of the parking lot to the east shall be capable of carrying 75,000-pounds. Currently shown as standard asphalt.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Oil and Gas Wells. Please state on the plans whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.
2. Title. Please change the title Final Development Plan
3. Legal Description. Please label the legal description.
4. Right of Way and Center Line. Please show and label the Row width and C/L for NW Chipman Rd
5. Setbacks. Please show all building and parking setbacks.
6. Trash enclosure. Please show the architectural characteristics for the trash enclosure. Refer to sec 8.180 Architectural Characteristics letter G.
7. Trash enclosure concrete pad. The heavy duty concrete pad that is required needs to extend 30' in front of the gates. Please refer to UDO Sec. 8.620 Parking lot design, letter C, under F. Improvement of Parking and Loading Areas.
8. Light Fixtures. Please submit the specs for the light fixtures for the pole lights. If you have any wall mounted lighting, please up load them too
9. Mechanical equipment. Please show the location (dashed in) of the mechanical equipment on the building elevations and how it will be screened. Please refer to UDO Sec 8.180 Architectural Characteristics.

10. Monument and Wall Signs. Please upload the signage plans that you refer to on the plans.

11. Temporary Asphalt Curb. Please show a temporary asphalt curb on the plans across the drive stubs providing cross-access to the abutting lots to the east and west. The temporary asphalt curbs shall only be required to be installed if the abutting the lots remain undeveloped at the conclusion of the subject site's construction.

12. Landscaping. The landscaping plan indicates that 0 street frontage trees are proposed to be planted along NW Chipman Rd due to the presence of utility easements. City ordinance does not grant staff the authority to waive any development ordinance requirement (e.g. landscaping) under any circumstances. Waiving of a development requirement requires the request to go through a public hearing process as part of a preliminary development plan application. Said process typically takes 3 months. To comply with ordinance requirements and to keep the plan approval at the staff level, it is suggested that the applicant work with the City's engineering staff to identify areas where 4 ornamental trees (as opposed to more substantial shade trees) could be planted along the NW Chipman Rd frontage.

13. Elevations Labels. The cardinal directions labeled on the elevations are incorrect for this site.

14. Four-sided Architecture. City ordinance requires that architectural elements be extended to all four building sides so as to avoid the appearance of a back side devoid of architectural interest. Architectural elements are not extended onto the elevation labeled "East Elevation".

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Mention "Final Development Plan" in the project name headline, instead of proposed construction plans.

2. The City of LS Water Utilities Department (816-969-1900) located at 1200 SE Hamblen Road is responsible for both the water distribution and the sanitary sewer systems.

3. Show location of all oil/gas wells, or indicate none are present, and cite the source.

4. Add a general note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200". Make sure to also revise general site note 3 accordingly.

5. Revise/combine general notes 19 and 20 to state that "all construction, including sanitary sewer and water infrastructure, shall be in accordance with the City of Lee's Summit's Design and Construction manual" at the time of plan approval.

6. Revise general site note 4 to state that "The City of Lee's Summit shall be given at least a 48-hour notice prior to performing any inspection, site disturbance or utility work".

7. Show on sheet C1.0 where the ESC-09 detail is intended to be used. Otherwise, remove from sheet C1.1, since non-applicable.

8. Revise the sidewalk hatching shown in the legend to match the one shown in plan view, throughout the plans.

9. Include ADA-accessible ramp and parking designs and elevations that verify that the minimum slope requirements are being met. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks

be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, sidewalks that exceed the maximum allowable slopes at all will be rejected. There is no allowance given during construction.

10. As shown in the ESC-03 detail, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.

11. Revise the concrete and asphalt pavement configurations, shown on sheet C2.0, to meet the City's parking lot pavement requirements, found in Section 8.620 of the Unified Development Ordinance (UDO). The minimum thickness allowed for concrete course is 6" while the minimum thickness allowed for asphalt base course is 4". Geogrid installation or subgrade chemical stabilization is also required under the 6" aggregate course during asphalt pavement construction. Make sure to specify what type of concrete mix will be used during concrete pavement construction, as well.

12. Pavement sections must meet UDO requirements unless the geotechnical report recommendations exceed those requirements.

13. Show the footprint or the area intended for the proposed northern 8N monument sign, on plan view of sheet C2.0. Remove the leader, if non-applicable.

14. Specify on sheet C2.0 the type of curb and gutter associated with detail 8D, as shown in the GEN-4 construction standard detail.

15. On sheet C2.0, add a note reference for heavy duty asphalt paving. Label/show on plan view, as well. Or disregard this comment, if non-proposed or non-applicable.

16. Show/label a temporary curb across the connection to the western adjacent lot, on sheet C2.0. Include a detail for the temporary curb, as well.

17. On the grading plan sheet, shouldn't elevation 1006.90 (located near the northwest corner of the proposed building) point at the opposite side of the drive-through lane?

18. Label the unlabeled storm structure in plan view of the grading plan sheet.

19. Revise the information shown on the proposed drainage area map sheet. Show drainage areas to each proposed storm structure and also make sure that the calculations match.

20. For a 1.5" water meter, a 2" pipe shall be installed from the connection point up to past the water meter, then a reducer can be placed if needed along the domestic water service line. Whereas for a 1" water meter, a 1" pipe shall be installed, with an inverted reducer if needed further along. The City Project manager will reach out to the design engineer in order to share our take on the most efficient configuration of the water utility network for this development.

21. Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well, between the water meter and the private customer.

22. The irrigation stub shall tie into the domestic water service line, only beyond the water meter. Otherwise, it shall directly connect to the public water main, via a separate water meter.

23. Specify the pipe material for all utility lines to be constructed, as part of this development.

24. Add/provide construction design plan(s) for the proposed private storm sewer system. A profile (view) is required for every utility pipe larger than 6" in diameter. Include the pipe and inlet calculations for the design storm and 100-year storm events (if different). Make sure to also detail how MH A.0 is intended to connect to the existing 36" private storm line.

25. On sheet LP-1, a tree appears to be located on the edge of the drive-through lane. Revise the proposed location.

26. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

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	Corrections
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1. Irrigation stub must be on other side of meter or separately metered.
2. Specify sanitary waste pipe material.
3. Provide complete site lighting plan with all circuitry and light pole base detail.