

DEVELOPMENT SERVICES

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

Date: Monday, January 10, 2022

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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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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. The dashes that you have provided to show where the mechanical equipment will be appears not to be screened. Please show a parapet wall screening the equipment.

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. Please continue the brick down to the ground so that is matches the other corners of the building and adds more color to the side.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Revise "city engineer" within general site note 3, shown on sheet C2.0, with "a field inspector".
2. Mention "performing any inspection, site disturbance or utility work" within general site note 4, shown on sheet C2.0.
3. Make sure that the proposed legend shown on sheet C1.0 matches with the actual ESC purpose (of the sheet).
4. Show the proposed location of silt dikes in plan view, or remove the "silt dikes" language shown within the construction sequence section on sheet C1.0.
5. In response to the following comment regarding the proposed monument sign located to the north: The design will ensure monument sign foundation does not encroach on any subsurface structures. Please show an approximate footprint of the monument sign on plan view, regardless. Monument signs can't be located within public easements and have to be at least 15' apart from public sanitary lines. The location can always be revised later on, if needed.
6. Revise note 7N, shown on sheet C2.0, to mention "light duty asphalt paving". Also, make sure to revise the thickness of the light duty asphalt base course, shown within the cross-sectional view, to a 4" thick minimum.
7. Clearly show on sheet C2.0, the limits of curbs (and gutter) 8D and 9D.
8. On sheet C3.1, label the storm structures (e.g. curb inlet A.2, grate inlet B.1) and indicate the cardinal directions of proposed and existing inflow and outflow lines. Set a 0.2' minimum flowline elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degrees. If the angle is equal or above 22.5 degrees, please set a 0.5' minimum flowline elevation drop. Make sure to list/provide all relevant information in accordance with the construction scope of work shown on sheet C4.1.

9. Revise the data and/or information shown on sheet C4.1, there appears to be drainage areas A-1 and B-1, open inlets A.2 and B.1.

10. Show on the utility plan sheet, the proposed location for a backflow prevention device, as specified in section 6900.H of the City's Design and construction manual.

11. In reference to section 3900 of the City's Design and construction manual, clarify on the utility plan sheet the type of PVC pipe intended to be used for the construction of the (private side) domestic water line.

12. For a 1.5" domestic water meter, a 2" (soft type K copper) pipe shall be installed from the (2" tap) connection point up to (10 feet) past the water meter (to the 2" x 1/4" reducer). For a 1" irrigation water meter, a 1" (soft type K copper) pipe shall be installed from the (2" x 1" tee) connection point up to past the water meter.

13. Revise the linear footage of the soft type K copper pipe(s) shown for both the domestic and the irrigation water lines. 10 feet appears to be less than the minimum expected, on the domestic water line.

14. Please provide a stormwater memorandum.

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.

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.

01/04/22- The resoonse letter states the asphalt has been upgraded to "light-duty" . I.m assuming that you meant heavy-duty. Confirmed during building permit review.

Traffic Review	Brad Cooley	Brad.Cooley@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.

1/4/2022 - Irrigation stub is now shown as tap between main and domestic meter which is not allowed. Update drawings to show separate tap. Also, 3/4" tap is not available. If a 1" meter is installed it must be a 1" tap and line.