

DEVELOPMENT SERVICES

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

Date: Wednesday, February 02, 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	No Comments
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Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Add silt fence, silt dike and (the meaning of) LOD to the legend on sheet C1.0.
2. On sheet C3.0, revise the cardinal directions of incoming flow shown at receiving structures (e.g. incoming flow from B.1 at B.0 should be 999.36 (S)). Show the cardinal directions on sheet C3.1 as well.
3. The proposed 2" domestic water service line must connect to the existing water main via a 2" tap, while the proposed 3/4" irrigation water line must connect to the existing water main via a 3/4" tap (not a 1" irrigation stub).
4. Remove the 1.5" backflow preventor device to be installed by the ROW, along the domestic water service line. Backflow prevention device along domestic water service lines for commercial development shall be installed inside the building, at the entrance point. Make sure to add a new leader by the building connection point.
5. The landscape sheet (LP-1) shows a proposed ornamental tree located along the curb. Please revise the proposed location.
6. Please add a general note or drawing showing aggregate base of (asphalt and concrete) pavement sections extending 1' beyond back of curb.

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 response 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, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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