

DEVELOPMENT SERVICES

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

Date: Monday, March 07, 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 Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. The cardinal directions shown along storm A are mostly misleading. Outflow at curb inlet A.2 runs to the west. 12" inflow at Manhole A.1 comes from the east. 6" inflow at Manhole A.1 comes from the west. 18" outflow at Manhole A.1 runs to the south. Revise the cardinal directions shown on sheets C3.0 and C3.1 accordingly.

2. Storm structures A.0 and B.0 are located in the middle of the pavement and therefore cannot be curb inlets, as shown on sheet C3.1. Please revise.

3. Revise the paving note to mention that "Aggregate base and moisture conditioned subgrade of both asphalt and concrete pavements shall extend 1' beyond back of curb".

4. Please provide an updated cost estimate (EOOPCC) sheet.

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, 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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