

DEVELOPMENT SERVICES

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

Date: Wednesday, July 27, 2022

To:

Property Owner: HFI 463 WARD LLC

Email:

Engineer: MS CONSULTANTS INC

Email: KAKERS@MSCONSULTANTS.COM

Applicant: WHATABURGER

Email: GABNER@WBHQ.COM

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022258

Application Type: Commercial Final Development Plan

Application Name: WHATABURGER M150

Location: 204 SW M 150 HWY, LEES SUMMIT, MO 64082

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.

Review Status:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Sheet E1.1 – The electrical site plan seems to depict a different location. Please update this to reflect the subject site.			
2. Sheet E1.2 – The photometric plan seems to depict a different location. Please update this to reflect the subject site.			
3. Sheet F0.1 – The site plan seems to depict a different location. Please update this to reflect the subject site.			
4. Please provide the manufacturer’s specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.			
5. Sheet A2.1 & 2.2 – On the elevations, please show a dashed line indicating the roof line and rooftop mechanical equipment.			
6. Sheet C3.0 – In the site data table please include parking data, number of required and proposed parking spaces.			
7. Sheet C3.0 & C3.1 – The rezoning for this property from AG to CP-2 was approved by City Council on 5/31/22. Please update the table to reflect this change. Please update through the plan sent as needed.			
8. Sheet L1.0 – Please update the landscaping plan to meet the following minimum plant sizes and conditions to be used in satisfying the UDO landscaping requirements:			
<ul style="list-style-type: none">• Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container.• Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container.• Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.• Evergreen trees shall be a minimum height of eight feet at planting			
9. Please provide a completed landscaping worksheet.			
10. Sheet L1.0 – Please add a note stating that all open areas not covered with other materials shall be covered with sod.			
11. A CG-1 concrete curbing type is required around all parking areas and access drives in office, commercial and industrial districts. The use of curb blocks in parking areas is prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. Please update the plans to reflect these requirements.			
12. Sheet C7.0 depicts a curb type that is not approved. Please provide a standard detail for the CG-1 curb type.			
13. Sheet 3.0 - Please label the plans with the proposed curb type.			
14. Sheet C7.0 – The bottom of the lowest required ADA parking signage shall not exceed 5’.			

15. As this property is unplatted, it requires platting prior to the issuance of building permits.

16. Wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building. Is there any wall-mounted mechanical equipment being proposed?

17. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. The proposed landscaping around the transformer seems to be inadequate. Such screening shall be adequate to completely screen such facilities from all rights-of-way. Please update the landscaping plan to meet this requirement.

18. All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining nonindustrial zoned properties by screening on three sides by a minimum six-foot masonry wall surrounded by evergreen landscaping. The proposed landscaping seems to be inadequate. Please update the landscaping plan to meet this requirement.

19. Per the Sustainability requirements of the M-150 Corridor Development Overlay District, all new buildings shall incorporate a minimum of three of the following features:

- Solar (passive or active), wind or geothermal renewable energy systems;
- Energy-efficient materials, including recycled materials that meet the requirements of this Code;
- Materials that are produced from renewable resources;
- A green roof, such as a vegetated roof, or a cool roof;
- Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;
- A greywater recycling system;
- Electrical vehicle charging station;
- Xeriscape or water-conserving landscape materials;
- Drip irrigation system for landscaped areas;
- Shared parking;
- Shade structures, covered parking, or shaded walkways.

Please provide details on how you are meeting this.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- The public improvements associated with this project must be in a separate set of plans. In this case, the water line extension and the turn lane design may be included in one combined set. The plan set should include all design information required to construct the work correctly, must contain all applicable City standard details, and must reference City specifications as needed.
- For information, the following 2 comments apply to the water line expansion and should be addressed with that submittal:

o Only 2 valves are required at a tee for a water main connection. Please remove one of the valves shown on the existing water main at the west connection point.

o Please clarify the connection to the existing water main at the east connection point. Our records indicate that there is a blow-off assembly which will need to be removed. The main will then be extended. Please clarify the requirements.

- Platting is required. Please submit a minor plat application and plat for review and approval.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
- Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
- Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

2. Sheet G0.0: Revise "NWQ" to "NEQ" in the project title.

3. Sheet G0.1: Prototype General Note 4 indicates this set of plans is not authorized for jurisdictional review/approval. Please clarify, as the plan set was submitted for that purpose.

4. Sheet C-1.0:

- Revise the project title to reflect that this is a Final Development Plan.
- The effective date of the FIRM is 1/20/17. Please revise the Flood Information accordingly.

5. Sheet C-3.0:

- Please provide a keyed note reference at the proposed sidewalk connection to the east.
- A turning space is required at the west sidewalk connection. If the existing sidewalk doesn't meet the slope requirement of 1.5% maximum in any direction, the existing sidewalk must be removed and replaced in order to meet this requirement.
- Keyed Note 35 references a MoDOT detail. Please revise to reference the City's standard details on this note and on all detail references throughout the plan set.
- Please revise keyed note 5 to include "Type CG-1" as the curb and gutter required.

6. Sheet C-5.0: The specific details of ADA ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

7. Sheet C-6.0:

- Label the water line extension as "By Separate Plan" or similar and show as information only. Remove all construction labels from this set of plans.
- Please specify all pipe materials including, if appropriate, the class on this sheet and throughout the plan set.
- Connection of the fire line to the water main shall be by connection to the tee that will be installed with the public water main extension. Please revise keynote 22 accordingly.
- Label the proposed FH and relocate the leader for keyed note 13 near the FH valve.
- Show the location of the backflow vault in Plan view. Locate as required by Design and Construction Manual Section 6901.H.3. The location will be verified once all proposed easements are known.
- Include how the backflow vault is to be drained. See the City's standard detail for requirements.
- Locate the water meter as required by Design and Construction Manual Section 6901.L. The location will be verified once all proposed easements are known.

- Include domestic water meter size.
- Include a water meter on the irrigation line. Specify size and locate per City requirements.

8. Sheet C-6.1:

- Please revise the sanitary sewer connection to match the Preliminary plan. Extend the sanitary line slightly so that the cut-in wye connection will be clear of the storm sewer.
- Profiles for pipe 6" or less are not required by the City. They can be included, they just aren't a City requirement.
- The CO numbers don't match between the Plan and Profile views.
- The CO5 label covers a portion of the CO4 label in the Profile view. Please relocate overlapping text for clarity.
- Including a MH for a service line change in direction is not required by the City. It can be included, it just isn't a City requirement.

9. Sheet C-6.2:

- Include a Keyed Note list if the labels are going to be used in Plan view.
- Please clarify what lines are roof drain lines. Include material type and size, and enough information to construct correctly.
- Include the invert elevation out of the existing curb inlet in Profile view.
- The existing storm sewer structure is a curb inlet, not a MH. Please revise the plans as needed.
- Where does water collecting in Curb Inlet 4 drain to? Please clarify.
- Does MH 3 discharge into the underground detention basin?
- What is the symbol to the left of MH 5 in Plan view?
- Are all drainage entrance points required to be into the isolator row? It doesn't appear that the Plan view matches to detention basin sheet.
- Include the Roof Drain flowline into Curb Inlet 6 in Profile view.
- Include the design HGL in Profile view.
- Include storm sewer calculations in the plan set.
- Please include the specific outlet structure design, with elevations. Include 100-year WSE, WQv WSE, detention volume required, and detention volume provided.

10. Sheet C-7.0:

- Please revise the pavement design to meet or exceed UDO Section 8.620. As shown, the pavement sections do not meet those requirements. MoDOT specifications are not the governing specifications, nor is the Geotechnical report. You may submit a Design Modification request for alternate pavement sections for review and approval of the City Engineer if desired.
- 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.
- Please use City standard details.
- Include the City's standard detail for the entrances. Remove all details not being used.

11. Sheet C-7.4:

- Please revise the sheet name to indicate it is the detention basin details.
- The maximum stone void allowed by the City is 30%. Please revise the detention basin design accordingly.

12. Sheets C-9.0-10.1: Please revise to provide erosion and sediment control plan for the 3 phases of construction (pre, during, post). Include the APWA standard details as included in the Design and Construction Manual.

13. Stormwater Management Report:

- Revise "Preliminary" to "Final" in the title.
- Please revise "detention basin" to "underground detention basin" in General Information paragraph 2 for clarity.
- Revise the FIRM information in General Information paragraph 3.

- The existing storm sewer structure that this storm sewer system discharges into is a curb inlet, not a MH. Please revise this reference in Existing Conditions Analysis paragraph 1 and several other locations throughout the report.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303 Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Building Codes Review	Joe Frogge (816) 969-1241 Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Architectural/structural/mep plans were not reviewed during this process.

Action required: Comment is informational.

2. 1.5" water tap not an available option.

Action required: If meter is 1", it will have a 1" tap. If meter is 1.5", it will be 2".

3. Water meter size not found.

Action required: Specify size of water meter.

4. Irrigation plan incomplete.

Specify the following:

- Size and location of water meter.
- Location and type of backflow preventer.

(meter not required if irrigation tap is downstream from domestic meter)

5. Site lighting design incomplete.

Action required: Provide light pole base detail.