

DEVELOPMENT SERVICES

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

Date: Tuesday, September 13, 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 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:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Sheet C-3.0:

- One of the Keyed Note 5 references points to the location where the existing entrance was removed. Please revise to Keyed Note 34, since curb and gutter replacement is required.
- Detectable warnings are not required for public ADA ramps at private entrances. Please remove.
- A site-specific design is required for each of the four (4) ADA ramps at the entrances. Please refer to Design and Construction Manual Section LS5304.8 for a list of design information required and Table LS-5 for design requirements.
- The proposed public water main extension is located in the public right-of-way, not in an easement. Please remove the easement lines on this sheet and throughout the plan set.

2. Sheet C-5.2:

- Please differentiate the HGL in Profile views by revising the line type for clarity.
- The storm sewer design does not include the required fall across structures, as shown in Design and Construction Manual Section 5604.5. Please revise.
- There appears to be an unlabeled structure draining to Curb Inlet 4, which in turn drains to MH 5. This line is not included anywhere. Please revise.
- Please include separation information in both Profile views where the storm sewers cross near Curb Inlet 2.

3. Sheet C-6.0:

- It appears that the Keyed Note reference for the FH is in error. Please revise.
- Please revise the domestic and fire lines
 - o Only the fire line requires the backflow vault. The domestic line is separate.
 - o The backflow vault needs to be located within 5' of the R/W line, on the private side.
 - o The water meter needs to be located in the R/W within 1' of the R/W line.
 - o Please include information regarding connection to the existing sanitary.
 - o There is a note near the existing sanitary that is cut off. Please relocate for clarity.
 - o The edge of the wye must be located a minimum of 4' from the outer edge of the MH. Please dimension.

4. Sheet C-7.0:

- The asphalt surface mix type specified is not an allowable type for a parking lot surface. Please refer to Design and Construction Manual Section 2205.4.B for allowable types and revise accordingly.
- 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.

5. Sheet C-7.6: The Outlet Control Structure detail references FLDOT MH. It would seem that referencing a Lee's Summit Junction Box would be more appropriate. Please revise.

6. Final Stormwater Management Report:

- The pond data includes a Weir Length of 2.90. The plans show a weir opening of 4' on Sheet C-7.6. Please reconcile or explain.
- Does the Pond Data Stage/Storage/Discharge Table exceed the underground detention basin inside top elevation and therefore exceed the capacity? Please clarify.
- Where is the required detention volume shown in the report?

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

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

Action required: Comment is informational.