

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, November 01, 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

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**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:**

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

## 1. Plans:

- Please include a Profile view for Stormwater Line 5 (Structure 4 to 5).
- Please include stormwater structure sizes as appropriate throughout the plan set.
- The Fire Protection Plan no longer matches the rest of the plan set with the removal of the private FH.

## 2. Engineer's Estimate:

- The reconcile the following discrepancies between the plans and the estimate:
  - o Fire 6" Bend – Plans show 4 each, estimate shows 3 each.
  - o Water 2" Copper – Plans show 1.5", estimate shows 2".
- Please clarify the estimate:
  - o Stormwater structures separated by type and size, rather than lumped together as a single item.
- Please include the following items:
  - o Sanitary 8" piping.
  - o 2" PVC (vault drain).
  - o Connection to Existing curb inlet.
  - o ADA Ramps (EA) separate from sidewalk square footage.
  - o ESC items separately, rather than as a LS item SWPPP.
  - o Gate valves.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Brad Cooley, P.E., RSPi	Brad.Cooley@cityofls.net	No Comments
<b>Building Codes Review</b>	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.