

DEVELOPMENT SERVICES

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

Date: Wednesday, December 07, 2022

To:

Property Owner: SOUTHPORT BUSINESS CENTER LLC Email:

Applicant: CHRIS MEYER

Email: CHRIS.MEYER@MACADOODLES.KC.COM

Engineer: Patrick Joyce

Email: pjoyce@andersonengineeringinc.com

Architect: Bob Dimond

Email: bdimond@dagroupinc.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2022390

Application Type: Commercial Final Development Plan

Application Name: Macadoodles Drive-Thru

Location: 1499 SW MARKET ST, LEES SUMMIT, MO 64081

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 | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | No Comments |
|------------------------|-----------------------------------|-------------------------------------------------------|-------------|

| | | | |
|---------------------------|---------------------------------------|-----------------------------------------------------|-------------|
| Engineering Review | Gene Williams, P.E. (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------------|-----------------------------------------------------|-------------|

1. A typical section view showing the subgrade extension a minimum of one (1) foot beyond the back of curb is required. It is suggested this be incorporated into the typical pavement section. This extension a minimum of one (1) foot beyond the back of curb should include the granular base and any other pavement subgrade construction details.

2. An erosion and sediment control plan was missing from the submittal package. Please submit an erosion and sediment control plan for the project. Please be aware a SWPPP is not required due to the small size of the project (i.e., less than 1 acre).

3. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the cost estimate are: 1) pavement, 2) subgrade, including the area one (1) foot beyond the back of curb, 3) grading, 4) erosion and sediment control, and 5) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

| | | | |
|--------------------|----------------------------|------------------------------------------|--------------------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|------------------------------------------|--------------------------|

1. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- Provide a No Parking Fire Lane sign on either side of the south entrance.

| | | | |
|------------------------------|------------------------------|-------------------------------------------|-------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | No Comments |
|------------------------------|------------------------------|-------------------------------------------|-------------|
