

**City of Lee's Summit**  
**Department of Planning & Development**  
Phone (816) 969-1600 Fax (816) 969-1619

**Commercial Final Development Plan Review**

**Date:** Thursday, June 16, 2011

**To:**

CBL LEES SUMMIT EAST LLC      Email:      Fax #: 777-3501  
jmcMahon@reddevelopment.com

CHICK-FIL-A, INC.      Email:      Fax #: (404) 684-8550  
scott.patman@chick-fila-com

GBC Design, Inc.      Email: grouse@gbcdesign.com      Fax #: (330) 836-5782

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2011068

**Application Summary:** Commercial Final Development Plan  
"CHICK-FIL-A"

**Location:** 690 NW BLUE PKWY, LEES SUMMIT, MO 64086

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**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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**Revisions Required:** One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

**Required Corrections:**

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<b>Planning Review</b>	<b>Hector Soto</b>	<b>Planner</b>	<b>(816) 969-1604</b>	<b>Corrections</b>
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1. Mechanical equipment. It isn't clear if all of the roof-top units (RTUs), e.g. HVAC, cooler and freezer condensers, will be fully screened from view by the building's parapets. The UDO requires all RTUs to be fully screened from view by raising the parapets to a height at least equal to the heights of the units being screened. Please submit revised building elevations with the mechanical equipment dashed in, or some type of roof section detail, to clearly show that the RTUs are fully screened by the parapets in accordance with the UDO.

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<b>Engineering Review</b>	<b>Tony Reames</b>	<b>Staff Engineer</b>	<b>(816) 969-1826</b>	<b>Corrections</b>
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1. Contact Benton Haskamp concerning the deduct meter on the irrigation line at 816-969-1930

3. The Engineer's cost estimate has been accepted. An Engineering Plan Review and Inspection fee of \$2,074.99 has been calculated and would need to be paid to the Public Works Department prior to construction beginning.

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<b>Fire Review</b>	<b>Jim Eden</b>	<b>Assistant Chief (816) 969-1303</b>	<b>Corrections</b>
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The plans show two FDC's. The FDC shall be located within 100 feet of a hydrant and proximal to, or on the building. Extending lines from a hydrant to an apparatus then to the FDC, shall not obstruct access to the buildings to the south. Remove the FDC from the BFV, which is also shown on the wrong side of the vault.

3. "Fire Department- IFC 508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."

Provide a hydrant within 300 feet of the building and to the east of the fire lane to the buildings to the south. Place the hydrant at 2C of drawing PS-1.0 and the FDC on the building.

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<b>Traffic Review</b>	<b>Michael Park</b>	<b>City Traffic Engineer</b>	<b>(816) 969-1820</b>	<b>No Comments</b>
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