

DEVELOPMENT SERVICES

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

Date: Wednesday, December 20, 2023

To:

Property Owner: Chick-fil-A, Inc

Email:

Other: Chick-fil-A, Inc

Email: michael.lewis17@cfacorp.com

Applicant: GBC Design, Inc

Email: awiley@gbcdesign.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023321

Application Type: Commercial Final Development Plan

Application Name: Chick-fil-A Drive-Thru Expansion

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

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:**

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | No Comments |
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| Engineering Review | Susan Nelson, P.E. (816) 969-1229 | Senior Staff Engineer Susan.Nelson@cityofls.net | Corrections |
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Title Sheet - General Notes
 - Remove reference to Missouri Department of Transportation governing construction and change to the City of Lee's Summit.
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.
4. Please provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk. Also, include details through the stiped cross-walks to access the building.
5. 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.
6. All asphalt materials shall conform to the KCMMB Asphalt Material Specification, current edition.
7. Only ornamental tree varieties are allowed within public easements. Please verify and revise accordingly.

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| Traffic Review | Erin Ralovo | Erin.Ravolo@cityofls.net | Corrections |
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1. Minimum size of STOP sign is 30" per MUTCD. One of the STOP signs shown is too small. Also, a Do Not Enter cannot be placed on the back of the STOP sign if it obscures the shape of the STOP sign. Either increase the size of the STOP or move the DNE to a separate post. Minimum size for Do Not Enter is 30" x 30".

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | No Comments |
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| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Corrections |
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1. All structures greater than 6'-0" in height must have complete foundation and connection designs sealed/signed by professional engineer. Includes, but not limited to, monument sign, menu boards, height signage, etc.

