

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, February 07, 2024

**To:**

**Property Owner:** CBK LAND HOLDINGS LLC

**Email:**

**Applicant:** KC COWBOY PROPERTIES LLC

**Email:** jimmy Purselley@gmail.com

**Architect:** Matt Mayer

**Email:** mayerdesigngroup@earthlink.net

**Engineer/Surveyor:** MB ENGINEERING INC

**Email:** mbengineeringinc@gmail.com

**Other:** JASCO Construction

**Email:** jascoconstructionllc@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024020

**Application Type:** Commercial Final Development Plan

**Application Name:** Cowboy Carwash

**Location:** 3601 SW HOLLYWOOD DR, 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 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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Photometric Diagram - Please provide a Photometric diagram indicating the foot candle levels throughout the site and at the property lines.
2. Lighting Spec Sheets – Please provide the manufacturer’s specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
3. Parking Lot Lighting – Please label the proposed height of the parking lot light poles
4. Mechanical Screening – Will there be any ground mounted mechanical equipment. If so, please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
5. Curbing - CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please label the proposed curb type and provide standard details.
6. Accessible Parking Space Clearance - Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. Please confirm the ADA parking stall will meet this requirement.
7. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
8. Platting - This property requires platting prior to the issuance of building permits

<b>Engineering Review</b>	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. Once the stormwater report is submitted, a review of the underground detention and associated stormwater system may commence. A complete review has not been completed, but please be advised that the location of the manhole in the east driveway pavement will not be allowed. Relocate to a grassy area to the west of the east driveway. Show the hydraulic grade line for the design storm on the profile view of the storm system.
4. Please add a note stating: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.”

5. Show the existing water main and the domestic service connection with type and size of pipe, valves and meter per City standards.
6. Show the existing public sanitary sewer with connection details and label existing manholes with City numbering system. Please be aware that the current existing sanitary sewer shown is not correct based on the approved Whataburger construction plans. Verify and revise the plans accordingly.
7. The public sanitary sewer extension work will need to be submitted on a separate set of public infrastructure plans. Once these are submitted, a review, including Water Utilities may commence. The sanitary sewer extension that the plans show going from east to west is not correct. During the Pre-Application meeting on 8/9/22, direction was given to extend the existing public sanitary sewer from the south east corner to the north property line along the east side of the lot. Please be aware that a sanitary sewer easement of a minimum width of 15 feet or wider based on the pipe depth must be dedicated in the plat to accommodate this public infrastructure extension.
8. 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 of the sidewalk through the new driveways. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Missing ADA information will be reviewed in the next submittal.
9. Show details of existing driveway removal and ADA sidewalk replacement. Line work should be bold to indicate this work in these plans.
10. Please revise the pavement design to meet or exceed UDO Section 8.620.
11. Add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications. (The limits of this area should be hatched on the plans for the two entrances.)
12. Please use all City standard details that would apply to this project, to include curb and gutter, entrances, manholes, inlets, water meter, connections to existing infrastructure, etc.
13. 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.
14. Please verify and note that only ornamental trees and shrubs may be planted within any easements.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Locate and specify connection to water main.
2. Locate and specify water meter.
3. Provide cleanout near where sanitary leaves footprint of building.
4. Provide cleanout(s) in sanitary spaced at no greater than 100' apart.
5. Architectural and MEP plans treated as informational and have not been reviewed.