

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, April 25, 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.

**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. Planning Review comment #4 from the previous Applicant Letter still needs to be addressed.

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.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please submit the plat. Update these plans with any revisions to the plat and/or the public sanitary sewer extension plans.
2. Show all existing utility easements and right-of-way along Hollywood Dr. and Summitcrest Dr. Show proposed sanitary sewer easement for the proposed public sanitary sewer extension. Note that the 15-foot proposed sanitary sewer easement width does not appear to be wide enough for the proposed depth of the public sanitary sewer extension. Please verify and mitigate any potential conflicts with all other improvements including, but not limited to, the storm sewer inlets.
3. Add stationing to the plans to specifically identify the locations of the proposed improvements.
4. Identify the size of the existing water main and proposed sanitary sewer that are intended for connection. Show the proposed public sanitary sewer extension on all appropriate plan sheets but at a different line weight and note that it is “by others” so it is not confused as part of these plans. Remove the sanitary sewer profile from this plan set as it is being constructed in the separate public sanitary sewer plans. Label existing manholes with the City naming convention.
5. The backflow prevention device should be contained within the building and not in an inground vault for a domestic service. Relocate and update the plans accordingly. Remove the unused standard detail.
6. Indicate in the plans the specific location of the water service connection to the existing water main and show that the connection is made with a corporation stop. Locate the water meter on the plans (LS 6901 K. Service Lines). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest (LS 6901 L. Water Meters).
7. Indicate in the plans the specific location of the sanitary sewer lateral connection to the proposed public sanitary sewer extension. Show the connection as a cut-in wye as saddles and tees are not permitted. Indicate that the pipe material is SDR 26 PVC pipe for the sanitary sewer lateral. Add Sanitary Sewer Stub Detail (SAN-1).
8. Sheet C2-01/C2-02, manhole leader points to the incorrect location.

9. Verify that the proposed storm sewer manhole 17 and the proposed public sanitary sewer manhole 19 do not encroach into the proposed sidewalk travel surface. Relocate the manholes or adjust the sidewalk around the manholes as necessary.

10. 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. Include all ADA facilities, including those for access to the building. Add locations of the elevation points for a unique design for this project. It appears that what has been provided is generic, but exact values are needed. Also, provide elevations and slopes for the replacement section of sidewalk where the driveway is being removed. Show the tie in points of the proposed sidewalk and the existing sidewalk on the east property line. Please add and refer to the City standard sidewalk details. Please note that the wings on the ramps are not allowed.

11. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

12. Add HGL to the storm sewer profiles. High Density Polyethylene Pipe (HDPE) should be used for storm sewer pipe.

13. Sheet C3-04 is illegible in terms of the Xerxes system for underground detention. No further review was performed on this sheet in relation to the Xerxes system due to its illegibility.

14. The "General Stormwater Report for the Proposed Car Wash in Lee's Summit Missouri" dated Jul. 4, 2023 (hereinafter referred to as "the stormwater report") contained the following discrepancies: 1) no exhibit(s) showing existing drainage area to point(s) of interest were presented, 2) no exhibit(s) showing proposed drainage area to point(s) of interest were presented, 3) without these exhibit(s), the allowable release cannot be calculated for the various subarea(s), 4) the text of the report states "Area 2 will bypass the proposed detention basin" without any further explanation, 5) the stormwater report references a sheet not within the stormwater report which is not allowed, as all sheets referenced in the report shall be included in the stormwater report (i.e., Sheet C4-01 and all other exhibits and/or sheets necessary), 6) no conclusions, recommendations, or summary was provided in the stormwater report.

15. Points of interest described above are defined as the point where existing and proposed stormwater converges to concentrated flow. As discussed above, calculation of the allowable release rate cannot be achieved without first defining these point(s) of interest.

16. The "Detention Basin Outfall Structure" shown on Sheet C3-04 was incomplete in terms of details. Where was the plan view? Where is the additional section view? Weir top is not defined in terms of length, and no material callouts were provided. Please provide complete details for this structure, and ensure they match the pond setup table contained within the revised stormwater report.

17. A general plan and profile view of the underground detention system shall be required, including elevation callouts, material callouts, ground elevation and parking lot callouts including elevations, and all other information necessary to ensure there is sufficient clearance to install the underground detention basin, and there is sufficient depth to receive stormwater from adjacent stormwater structures, and there is sufficient fall downstream of the underground detention system to receive the stormwater.

18. Please note that no further review of the stormwater report was conducted due to the discrepancies and omissions listed above. A complete review will commence upon resubmittal.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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<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.  
4/19/24 - Not found on plans

2. Locate and specify water meter.  
4/19/24 - Not found on plans

5. Architectural and MEP plans treated as informational and have not been reviewed.  
4/19/24 - acknowledged in letter

6. Relocate domestic backflow to interior of building.