

DEVELOPMENT SERVICES

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

Date: Thursday, May 23, 2024

To:

Applicant: <NO CONTACT NAME AVAILABLE> Email:

Property Owner: TOWNSEND SUMMIT LLC Email:

Engineer/Surveyor: PHELPS ENGINEERING, INC Email: DOUGUBBEN@PHELPSENGINEERING.COM

Review Contact: Dan Finn Email: dfinn@phelpsengineering.com

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024098

Application Type: Commercial Final Development Plan

Application Name: ANDY'S FROZEN CUSTARD - SUMMIT ORCHARD WEST

Location: 630 NW CHIPMAN RD, 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. TRASH ENCLOSURES. The trash enclosure shall be constructed with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please add a note that identifies the 1 inch domestic water line material as soft type "K" copper prior to the transition to the 2 inch domestic soft type "K" copper water line.

2. Include the following note on any profile sheet applicable: "Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe." Show and label the limits of the compacted fill placement in the profile view using hatching for clarity. Add a note stating that flowable fill is required around all structures.

3. The storm sewer profile for Line 1 shows inlets that have substandard drop based on the design requirements of APWA 5604.5 Inverts and Pipes. Verify the design and revise the profile accordingly to show adequate drop through all inlets. Add the flowlines in and out for all inlets in Storm Line 2.

4. Please verify the sidewalk geometry for the ADA facilities, including all slopes. Add widths and lengths to the ramps and sidewalk for clarity. Please remove any sidewalk details on Sheet C7.1 that show winged ramps, etc. as they conflict with the City standard sidewalk details.

Fire Review	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.

2. NW Outerview is NOT a public road.

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