

DEVELOPMENT SERVICES

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

Date: Friday, December 13, 2024

[Documents to include in resubmittal:](#)

To:

Property Owner: QUIKTRIP CORPORATION

Email:

[Revised Civil Plans](#)

[Final Geo Report](#)

[Revised Storm Report](#)

: Tara Limbach

Email: tlimbach@quiktrip.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024312

Application Type: Commercial Final Development Plan

Application Name: Quik Trip convenience store with gas canopy

Location: 1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

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). [Plat is pending plan approval due to required easements.](#)
- 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:

Planning Review

Hector Soto Jr.
(816) 969-1238

Senior Planner

Hector.Soto@cityofls.net

Corrections

- McClure** 1. PLATTING. The proposed new building and fuel canopy extend across the existing lot line separating Lots 1 and 2 of the Replat of QuikTrip Blue Parkway. No building permit for the proposed improvements may be issued until such time as a minor plat merging the two existing lots into a single lot is approved and then recorded with the County.
[Plat is pending plan approval due to required easements.](#)
- ~~2.~~ PLAN TITLE. Revise the plan title on Sheet C001 from Preliminary Development Plans to Final Development Plans.
[Updated](#)
- ~~3.~~ LOT INFORMATION. Label the lot line dimensions and bearings.
[Added to C010](#)
- ~~4.~~ EASEMENTS. 1) Show and label the existing 16' Water Easement along the east property boundary on the proposed site plan (Sheet C100). Said easement is shown on the Demolition Plan (C030) with a note indicating that it is to be vacated by separate document. No application to vacate said easement has been submitted. A proposed trash enclosure is shown to encroach into the easement, which is prohibited and so requires vacation of at least the portion of the impacted easement before commencement of construction. 2) Show and label the existing 15' Utility Easement along the south property boundary on the proposed site plan (Sheet C100). Said easement is shown on the Demolition Plan (C030) with a note indicating that it is to be vacated by separate document. No application to vacate said easement has been submitted. 3) Show and label the existing 10' Utility Easement that runs east-west through the property on the proposed site plan (Sheet C100). Said easement is shown on the Demolition Plan (C030) with a note indicating that it is to be vacated by separate document. No application to vacate said easement has been submitted. The proposed fueling station canopy is shown to encroach into the easement, which is prohibited and so requires vacation of the impacted easement before commencement of construction.
[All existing easements, that will be vacated through the vacation application process, are now shown on the site plan.](#)
- ~~5.~~ SIGNAGE. The final development plan review and approval process does not include the signage component. Signs are reviewed and approved as part of the permit approval process under separate cover that is submitted and initiated under the City's online application portal.
[Noted](#)

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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- ~~1.~~ Details for the ADA-accessible ramps at commercial entrances, intersection of 2nd and Blue Pkwy, and the mid-block crossing were missing. Elevations are required, along with slope callouts for the running slope and cross-slope. It shall not be based on a "maximum slope" criteria, but rather, a specific site design. Correction required. [City ADA ramp details can be found on C550/C551. Slopes and cross slope arrows added to detailed grading plans.](#)
- ~~2.~~ The receiver ramp on the east side of Blue Pkwy. is missing a turning space. Correction required.
[Landing added.](#)
- ~~3.~~ Sheet C112: See comments related to ADA-accessible ramps. Site-specific design is required for all ADA-accessible ramps, with site-specific running slope and site-specific cross-slope for each scenario, including: 1) commercial entrances, 2) intersections, 3) mid-block crossing, and 4) all other ADA-accessible ramps on the project. Correction required. [Site-specific slope added to all ADA ramps and landings.](#)
- ~~4.~~ The ADA-accessible route across intersections and commercial entrances shall be designed and detailed with: 1) five (5) foot minimum width of the ADA-accessible route, 2) cross-slope callouts not to exceed 1.50%, 3) running slope not to exceed street slope, 4) dimensional callouts on all. Correction required.
[Dimensions, Slopes, and cross slope arrows added to detailed grading plans.](#)
- ~~5.~~ Eliminate the "wings" on the ADA-accessible ramps. Simply grade to the edge without the wings. Correction required. [Wings removed on most of ramps. Northern ramp of SW Blue Parkway and SW 2nd Street maintains western 6" curb/transition along ramp due to telecom hand hole.](#)

- ~~6.~~ In terms of callouts for the slope across the mid-block ADA-accessible route from the north side of 2nd St. to the south side of 2nd St., it will be acceptable to callout "match existing road grade" or equivalent language. We do not want to introduce a PI at this point. Correction required.
The cross slope of the ADA access route has been modified to a minimum of 4.50% to meet PROWAG (5% maximum if possible), between the south ramp and the intersection island. The grades are designed to be modified minimally enough that a noticeable PI will not be installed.
- ~~7.~~ The ADA-accessible route across the stop-controlled yield intersection (i.e., at the corner of 2nd St. and Blue Pkwy.) must be designed to be less than 1.50% cross-slope. Correction required.
The ADA accessible routes at the intersection meet the minimum PROWAG requirements. No change made.
- ~~8.~~ For informational purposes, the City of Lee's Summit has more stringent design standards for ADA-accessible slopes and cross-slopes. We use 7.50% for the design running slope, and 1.50% for the design cross-slope. That way, if the ramp or sidewalk is installed at a slightly higher running slope of 8.10% for instance, it will still be accepted. This is for tolerance purposes only. Use the more stringent 7.5% and 1.50% for design purposes of all ADA-accessible ramps, routes, etc. This design practice has been used. The only ramp slope greater than 7.5%, but less than 8% is the east ramp of the QT drive along SW 2nd Street. This is due to the existing curb inlet.
- ~~9.~~ Utility Plan: A 6 inch sanitary service is shown serving the new lot to the south. This shall be a public sanitary sewer extension, and shall require separate engineering plans. In addition, an 8 inch line is the minimum size for public sanitary sewer extensions. Correction required.
Public improvement plans have been made for the sanitary sewer extensions. The surplus lot now has an 8" main along the west property line with a service wye.
- ~~10.~~ Be aware that doghouse manholes are not allowed when placing the new manhole for the public extension to the south lot. Provide notes on the plans so this is obvious to the contractor. Correction required.
Note added to sanitary main extension plan and profile sheets for both sanitary MH's AA1 & AA3.
- ~~11.~~ Parking lot ADA-space detailing was missing slope callouts. Generic slope callouts (i.e., "2% max slope") are not sufficient. Correction required.
Slope arrows have been added to ADA parking space.
- ~~12.~~ Ensure you have designed a compliant turning space at the southwest corner of 2nd St. and Blue Pkwy. This may require the movement of the power poles and guy wires. Correction required.
Ramp has been modified at the intersection. We will reach out to Evergy to coordinate the necessary relocations.
- ~~13.~~ Ensure there is 6 feet of width for the ADA-accessible ramp at the southwest corner of 2nd St. and Blue Pkwy. due to the sidewalk being at the back of curb. Correction required.
Sidewalk has been revised at southwest corner to be separated from back of curb.
- ~~14.~~ Pavement typical sections refer to a geotechnical report which was not submitted with the package. If the pavement sections meet our Unified Development Ordinance (UDO) in terms of the standard design, a geotechnical report is not required. However, your design for the asphaltic concrete does not meet our UDO and the geotechnical report shall required for review. It should be noted the PCC section does meet our standards. Correction required.
Geotech report is provided with the resubmittal which contains the pavement section requirements. See 1. below
- ~~15.~~ HGL and design storm shall be shown on the storm line profile views. If storm lines cannot manage the 100 year event without surcharging, a suitable overflow route shall be shown on the plans, with sufficient freeboard (i.e., 2.00 feet) to any building opening. Correction required.
Storm upsized to handle the 100-year storm event and an overflow route has been provided behind the building. Exception requested for the 2 foot freeboard.
- ~~16.~~ Specify KCMMB concrete mix 8 inches for all commercial approaches from the sawcut to the property line. Correction required. Pavement Hatching Legend revised to note this and paving note updated on C132.
- ~~17.~~ A SWPPP shall be required if the disturbed area is 1 acre or greater. Informational comment.
SWPPP is attached with this resubmittal.
- ~~18.~~ Are you going to remove the sanitary sewer, or abandon in place? Whichever method is used, it shall be clearly-shown on the separate public sanitary sewer plans discussed earlier in this letter. If abandoned in place, it shall follow the requirements shown in the Design and Construction Manual for filling with sand, and grouting the ends. Corrections required. PIP Plans show full removal of existing sanitary sewer mains.
- ~~19.~~ It was my understanding the rear water line (i.e., 4 inch) along the northwest property line was going to be abandoned to the extent it could be abandoned. This would appear to be to a point where the property owner to the west can still maintain their meter service. Correction required.
A portion of the existing 4" water line will be removed but the adjacent owner's meter will remain. Additional notes have been added to C030 for clarity.

- ~~20.~~ It would be preferred the 4 inch line described above be removed rather than abandoned in place. Correction required. [See comment 19 response.](#)
- ~~21.~~ Domestic and irrigation meters: Do not connect to the 4 inch water main as you are showing on the utility plan. Use either the line on the north side of 2nd St., or the east side of Blue Pkwy. Correction required.
[Revised to connect to the main on the north side of 2nd Street.](#)
- ~~22.~~ Be aware the water meters shall be connected separately to the water main on Blue Pkwy. or 2nd St. They shall not be allowed to join together as you are showing on the utility plan sheet. Correction required.
[Revised to separately connect to the main on the north side of 2nd Street.](#)
- ~~23.~~ Notes call for a 2.5 tap to be made on the water line. All connections greater than 2 inches diameter shall be a cut-in tee rather than a tap. Correction required. [2" tap proposed for both irrigation and domestic service lines.](#)
- ~~24.~~ Show the materials and sizing for the domestic and irrigation service lines, keeping in mind copper is required from the main to the meter, and a minimum of 10 feet beyond the meter, with the balance being material acceptable to Building Code. Correction required. [Called out on C150 and detailed in Note 12 on C150.](#)
- ~~25.~~ Although separate plans for the public sanitary sewer improvements shall be required, I will provide some comments to assist. You are showing a tee connection from the building to the main. Only wye connections are allowed in the City of Lee's Summit. Correction required. [Plans modified to show service wyes.](#)
- ~~26.~~ Southern termination of the public sanitary sewer line shall be a manhole, not a cleanout. Correction required.
[Plans modified with main extension to south surplus lot.](#)
- ~~27.~~ Sanitary sewer appears to be deficient in terms of drop across manholes in some locations. City requires a minimum of 0.2 feet for straight through manholes, and 0.50 feet for anything greater than 40 degrees. Correction required on the separate sanitary sewer plan. [Revised.](#)
- ~~28.~~ Sanitary sewers placed in paved areas have a standard detail that is relevant to at least 1 manhole on this project. Insert the standard detail, and note on the plans. In general, the City requires a concrete collar to be constructed around the manhole frame and lid to achieve perfect level without bumps in the finish product, and resembles a diamond as viewed from the driving direction. Correction required.
[Revised.](#)
- ~~29.~~ Water line abandonment/removal (i.e., the 4 inch line along the west boundary) shall be shown on a separate public plan set. [This public plan set may be combined with the sanitary sewer plan set since neither will require an MDNR permit.](#) Correction required. [Refer to PIP plans for removal and abandonment callouts](#)
- ~~30.~~ Sheet C151: What is lateral A? Is this a drafting remnant? Correction required.
[Corrected](#)
- ~~31.~~ All asphaltic concrete used on the project shall be KCMMB mix. Please notate on the plans that KCMMB asphaltic concrete shall be used. Correction required. [Pavement Hatching Legend revised to note this and paving note updated on C132.](#)
- ~~32.~~ Sheet C521: Cleanup required on the strikeover on F6. Correction required.
[Corrected](#)
- ~~33.~~ Sheet C524: The concrete collar detail does not match the City standard detail. Use the City standard detail and ensure there are sufficient notes on the plan view referencing the standard detail. Correction required.
[Callout modified for proposed Sanitary Sewer manhole within pavement referencing the detail within separate PIP plans. Detail on C524 removed.](#)
- ~~34.~~ Show the subgrade extended a minimum of 1 foot beyond the back of curb. This can be in the form of a marked-up curb detail showing the extension. Correction required. [Details updated to show the 1' extension on C521](#)
- ~~35.~~ Island with ADA-accessible route and ramps is called out on sheet C130 and references Sheet C550. Sheet C550 does not include any details concerning the construction of this median and ADA-accessible ramp system. Complete

plans with plan view, section views, details, and all other information necessary to construct the new median are required. Correction required. [Detailed grading plans for ramps added to set and called out on C113-C115.](#)

McClure 36. New easement shall be dedicated on the new plat for the sanitary sewer. It shall be a dedicated sanitary sewer easement (i.e., exclusive to sanitary sewer), with standard template dedication language as provided by the City. Please see plat comments for more information. Informational comment. [Plat is pending plan approval due to required easements.](#)

McClure 37. Old easement for the sanitary sewer should be vacated in a partial manner. A separate process and separate application for the vacation shall be required. Informational comment. [Noted](#)

~~38.~~ Again, please submit separate public improvement plans for the sanitary sewer and the water main abandonment. Since neither shall require an MDNR permit, it will be best to combine the two. Correction required.
[Refer to PIP plans in next submittal.](#)

~~39.~~ A cost estimate shall be required prior to formal approval for the sitework. Informational comment.
[A cost estimate will be provided upon plan approval.](#)

~~40.~~ Sheet C150: Add notation to the manhole in pavement which references the City standard detail for the concrete collar. It should also be reflected on the plan view (i.e., with the general shape and orientation of the diamond) for easy reference. Correction required. [Callout added to PIP plans and QT development plans.](#)

~~41.~~ Include the new fire hydrant on the public improvement plan set. The new domestic water and irrigation connection can be made at a point immediately before the gate valve. Correction required.
[Added. Will take service lines to main on 2nd Street](#)

~~42.~~ For the public plan set, include an additional valve on the east side of Blue Pkwy. Correction required.
[Added.](#)

~~43.~~ Ensure the separate public plan set shows the new water main beneath Blue Pkwy. to be bored. No casing carrier pipe is desired or required. Correction required.
[Directional bore added to water main plans in PIP.](#)

~~44.~~ Public fire hydrant may need to be moved slightly to allow for the installation of taps and/or cut-in tee for the two (2) water meters. Evaluate and correct as appropriate.
[Tapping off main on 2nd Street.](#)

~~45.~~ Water meters shall be installed within right of way or easement. Correction required.
[Easement added for meters](#)

~~46.~~ It appears you are connecting the new fire hydrant to the 4 inch line on the east side of Blue Pkwy. You will need to locate the 6 inch line where it changes size, and connect at that point. In other words, connect the new fire hydrant to the 6 inch line rather than the 4 inch line. Correction required.
[FH line relocated to fall within 6" water main area based on provided water maps.](#)

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Approved with Conditions
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1. Payment in lue of will be required for the sidewalk along 3rd Street. This can be paid when replatted if planned or with the approval of these plans. [Noted](#)

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. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A permit will be required if more than 75,000-gallons of gasoline or 100,000-gallons diesel is to be stored.

Quantities of gasoline and diesel will not be in excess of the Threshold Planning Quantities (TPQ's) established by the EPA.

Tanks will be permitted through MoDNR by the fuel contractor.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
	(816) 969-1241	Joe.Frogge@cityofls.net	

1. Provide complete light pole base detail.

Refer to structural sheets (S-sheets) in the architectural plan sheets. Bases are designed by the project structural engineer.