

DEVELOPMENT PLAN REVIEW RESPONSE LETTER 5.16.2025

Prepared by applicants: Brad Sonner (Olsson Engineering) & William Warner (Carr Warner, Architects)

PERMIT ADDRESS: 860 NW Blue Pkwy. Unit-A, Lee's Summit, MO 64086

PARCEL: 51700033700000000

APPLICATION DATE: 04.24.2025

TYPE OF WORK: CHANGE OF TENANT

DESCRIPTION: ANCHO AGAVE – TENANT FINISH FOR RESTAURANT, INCLUDES EXTERIOR SEATING

PERMIT APPLICATION REPORT (PL2025087; DATED MAY 07, 2025)

ORIGINAL MARKUP/CORRECTION	SHT #	RESPONSE BY DESIGN PROFESSIONAL
Engineering Review: 1. Submit an Engineer's Estimate of Probable Construction Costs.	n/a	Will Comply. Refer to attached Engineer's Cost Estimate.
Engineering Review: 2. Add a note stating: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."	C1.00 & C1.01	Will Comply. Refer to revised sheets #C1.00 and C1.01
Engineering Review: 3. 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."	C1.00	Will Comply. Refer to revised sheet #C1.00
Engineering Review: 4. Add private drive names to the plans.	C1.00, C1.01, C2.00	Will Comply. Refer to revised sheets #C1.00, C1.01, and C2.00
Engineering Review: 5. Inspect the existing sidewalks, curb ramps and private street crossings along the proposed new restaurant exterior and include in this project the repair panels necessary to address concrete failures and any compromises to ADA compliance. Several areas were observed to require repair, including but not limited to, paver failures, ponding issues, cracks, spalling, and raised panel edges.	C1.00	Will Comply. Refer to sheet #C1.00 for areas of existing sidewalk and curb ramps that require replacement
Engineering Review: 6. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Site specific information is required including all ADA facilities for access to the building. Provide ADA compliant turning spaces at any changes in sidewalk direction and connection with existing sidewalk facilities. Provide the ADA information for the existing sidewalks and curb ramp. Add the City standard details for sidewalks.	C1.01	Will Comply. Refer to revised sheets #C1.00 and C1.01