



11010 Haskell St., #210 | Kansas City, KS 66109 | 816.256.3008 | www.HgCons.com

December 23, 2019

Victoria Nelson
City of Lee's Summit
Long Range Planner
220 SE Green
Lee's Summit, MO 64063
816-969-1600

RE: FOOD & FUEL EXPRESSO -SUMMIT ORCHARD
Application Number: PL2019376

We would like to offer the following comments and changes. Please find our responses in bold.

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 storm water and traffic, shall be provided in Portable Document Format (PDF).

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 six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and 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:

Fire Review Jim Eden Assistant Chief Approved with Conditions
(816) 969-1303 Jim.Eden@cityofls.net

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.

Acknowledged.

2. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.

Acknowledged.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: Provide signage along the temporary curb on the east side of the building.

Signage added to temporary curb on east side of building as requested.

Planning Review Victoria Nelson Long Range Planner No comments
(816) 969-1605 Victoria.Nelson@cityofls.net

Engineering Review Sue Pyles Senior Staff Engineer Corrections
(816) 969-1245 Sue.Pyles@cityofls.net

1. Please revise the sidewalk ramps to ensure they meet the City's slope requirements.



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Sidewalks and slopes adjusted by adjusting distance and adding additional slope elevations.

2. Include fire line items and remove water meter items to the estimate.

Fire line items added to cost estimate and water meter items removed.

Traffic Review Michael Park City Traffic Engineer No comments
(816) 969-1820 Michael.Park@cityofls.net

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

2. Provide site lighting design complete with fixtures, poles, bases, and circuitry.

12/13/19 - not addressed.

See photometric plan.

Regards,

Kevin Sterrett, PE, PLS
Development Services Manager
HG Consult, Inc.