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January 8, 2020

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:

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

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

1. Design and Construction Manual Section 5300, Table LS-5, summarizes the slope requirements for ADA-accessible sidewalk ramp design. Turning Space slopes are required to be 1.5% or less in all directions, and the Ramp Running Grade is required to be 7.5% or less. All 5 ramp locations exceed the 7.5% maximum allowable running grade slope, and Ramps 2-3 exceed the 1.5% maximum allowable turning space slope. Please revise. You can email me the revisions prior to resubmittal of a hard copy.

Slopes adjusted to 7.5% slope as requested.

2. Please revise the extension values for Bid Items 1 and 2, they shouldn't be rounded up. Also extend Bid Item 24 to be included in the total. You can email me the revisions prior to resubmittal of a hard copy.

All cost estimates are no longer rounded up. Bid item 24 extended and included in total.

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

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

Building Codes Review Joe Frogge Plans Examiner Approved with Conditions
(816) 969-1241 Joe.Frogge@cityofks.net

1. Provide site lighting design complete with fixtures, poles, bases, and circuitry.
12/13/19 - not addressed



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12/30/19 - Lighting at building approved. Lighting at canopy assumed to be deferred submittal.
2. The City of Lee's Summit does not have a minimum size requirement for grease interceptors. Our requirement is that the interceptor be sized to meet or exceed the requirements of the 2018 International Plumbing Code. The submitted plans indicate that a 1,000 gallon interceptor is to be installed. The applicant may choose to re-use the size of the interceptor based on the total fixture units flowing to the device.

Regards,

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