

June 30, 2020

Via: Email/website upload

City of Lee's Summit
Development Services
200 SE Green Street
Lee's Summit, MO 64063

Re: Future Starbucks and Medical Office
155 SW M 150 HWY, Lee's Summit, MO 64802
Application Number: PL2020162

My office is in receipt of the Commercial Final Development Plan letter dated June 26, 2020. Please find the following written responses. Also, please note as part of Starbucks' green initiative they have requested a 75-gallon grease interceptor be added to address any potential issues with dairy products such as half and half and whipped cream. This has been discussed with Joe Frogge via telephone and email communication on 6/18/2020. The grease interceptor has been added to the plan set.

Planning comment: The new RTUs on do not seem to be screen on all sides. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director. Please provide details on how you propose to screen the RTUs.

Response: The parapet height has been increased as necessary to screen the new RTU's.

Engineering comment: Please include a general note stating that all construction shall follow the City of Lee's Summit's Design and Construction manual.

Response: Note has been added to the plans.

Engineering comment: Please show/label the proposed water meter size, on the utility sheet.

Response: The new 1-1/2" meter for Starbucks has been added to the utility plan.

Engineering comment: Please show/label the proposed water main tap size, on the utility sheet.

Response: The new 2" tap for Starbucks has been added to the utility plan. Per discussion with Joe Frogge it is allowable to have the 2" domestic into the 1-1/2" meter, then step back up to 2" before entering the building.

Engineering comment: Please show/label the existing 8" water main size, on the utility sheet.

Response: The existing 8" water main has been called out on the utility plan.

Engineering comment: Please show/label the location of the existing fire hydrant on-site, on the utility sheet. Make sure to indicate if relocating the fire hydrant would be necessary.

Response: The existing fire hydrant has been called out on the utility plan, and it is not proposed to be relocated.

Engineering comment: Please show/label the purpose of the ¾" water line, on the utility sheet. If the purpose of the ¾" water line is to supply the hose bib by the trash enclosure, please mention within the associated leader. Also, the line for the hose bib must not be tapped into the service line or water meter. It will most likely be connected internally to the building.

Response: The ¾" line is to feed the hose bib at the trash enclosure. It will be routed from within the building to the enclosure.

Engineering comment: Please revise to 8" x 4" cut-in wye for sanitary sewer lateral connection, on the utility sheet.

Response: Revised as requested.

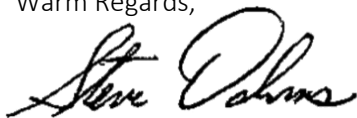
Engineering comment: Please indicate the width of the private sidewalk within the set of plans.

Response: Dimensions have been added.

Building Codes comment: Water meter appears to be oversized. Provide calculations to justify use of 2" water meter. If intended for irrigation, provide irrigation system design including location and method of backflow protection.

Response: Per email dialogue with Joe Frogge on 6/26/20 the water meter size will be revised to 1-1/2". The new 2" domestic water line will go through the meter and then step back up to 2" per Starbucks' requirements for the size of water line feeding their tenant space.

Warm Regards,



Steve Dahms – Senior Project Manager
314.821.1100 x120 or Direct Dial 314.960.7956

Enc: Revised Color Rendering

cc: Nathan Palmer
Brent Johnson – Midland General Contractors, Inc.
ACT

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