

RESPONSE TO COMMENTS

Commercial Final Development Plan Applicant's Letter

Date: Monday, April 19, 2021

To:

Applicant: Jacob Burnett

Email: jburnett@lovingcupllc.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Property Owner: Graeve Enterprises, LLC

Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021115

Application Type: Commercial Final Development Plan

Application Name: Scooter's Coffee

Location: 707 NE RICE RD, LEES SUMMIT, MO 64086

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. List the number of required parking spaces to the site data table. Based on the requirement of 14 parking spaces/1,000 sq. ft. of gross floor area, a minimum of 9 parking spaces are required for the proposed building.

Response: Added to the Site Data Table on Sheet C2.

2. SIDEWALK.

- The minimum width for the sidewalk along NE Rice Rd is 5'. The sidewalk is currently shown as 4' wide.

- Because the public sidewalk is being constructed outside of the public right-of-way (i.e. on private property), a sidewalk easement is required to be dedicated to the City to allow for the City to access said sidewalk to provide future maintenance.

Response: Updated sidewalk to 5 feet in width. Sidewalk easement added. This will be recorded via separate instrument.

3. PARKING LOT DRIVEWAY ENTRANCE. Dimension the entrance width. The width shall be a minimum of 24' wide.

Response: Added dimension. Parking lot entrance has a minimum width of 25' back of curb to back of curb providing a 24' minimum clear opening.

4. TRASH ENCLOSURE DETAIL. The architectural plans do not include a detail of the trash enclosure as cited on the civil plans. The enclosure shall be constructed of masonry walls of a color compatible to the building it serves. The trash enclosure gates shall either be solid, steel opaque gates or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier (.

Response: See added trash enclosure details.

5. OIL AND GAS WELLS. Add a note on the plans noting the presence or absence of any active, inactive and/or capped oil and gas wells on the property. Cite the source of information used to make said determination. The Missouri Dept of Natural Resources maintains a database of wells for the state that can used and referenced.

Response: None on property per Missouri Department of Natural Resources. Note added to Cover.

6. WATER LINE. Show and label the 12" water line that runs along NE Rice Rd.

Response: The existing public water main has been added to the plans per surveyed locations and labeled on Sheet C4.

7. LANDSCAPE MATERIALS. The landscape plans show the proposed deciduous trees (both shade and ornamental) as 1.5" and 2" caliper, and the evergreen trees as 6' tall. The Unified Development Ordinance requires deciduous trees to be a minimum 3" caliper (regardless of shade or ornamental varieties) and evergreen trees as 8' in height at the time of planting.

Response: Revised landscape plan accordingly.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections

1. Please include a cover sheet for the civil plans. The cover sheet must appear on top of the set of plans and must contain the following items:

- o Project name (as headline)
- o Vicinity map
- o Developer’s contact information
- o Design engineer’s contact information
- o Design engineer’s signature and seal
- o Table of contents
- o Utility Contact information

Response: Added Cover Sheet C0 with all information required.

2. Please include a note stating that “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200”.

Response: Added note to Cover.

3. Show location of all oil/gas wells, or indicate none are present, and cite the source.

Response: None on property per Missouri Department of Natural Resources. Note added to Cover.

4. Please provide an Engineer’s Opinion of Probable Construction Cost (EOPCC) sheet.

Response: We are working on producing the EOPCC and will provide the document as soon as available for review / approval.

5. The civil set of plans (and storm water memorandum) must be sealed by a P.E. registered in the state of Missouri.
Response: Updated seal on permit plans. Seal on previously provided stormwater memo was previously a Missouri seal.

6. The leader for site key note A, located by the trash enclosure, appears off. Please revise on the site plan sheet.
Response: Fixed leader.

7. The monument sign must be installed 10' minimum from the edge of existing 12" water main. Please revise the proposed location on the site plan sheet.
Response: See updated plan. The monument sign was re-drawn to scale (showing the foundation limits) which is smaller than what was previously shown. The existing water line per the field survey shots runs along the western extent of the 15' U/E. There is a full 11 feet between the edge of the foundation and the CL of the 12" water line which provides the 10' of separation required.

8. Please label the existing 12" water main on to the plans.
Response: The existing public water main has been added to the plans per surveyed locations and labeled on Sheet C4.

9. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the private ADA route(s) be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, private ADA route(s) that exceeds the maximum allowable slopes will be rejected. There is no allowance given during construction. Please revise on all sheets, where applicable.
Response: Acknowledged. All updated ADA ramps do not exceed 7.5% design slope or 1.5% cross slope.

10. The maximum design cross slope allowed on public sidewalk is 1.5%. Please revise.
Response: Updated public sidewalk cross slope to 1.5%.

11. Please include the City's construction standard detail(s) for sidewalk, driveway and curb and gutter. Construction standards details are accessible through the D&C manual tab located on the City's website.
Response: Added details to Sheet C9.

12. In addition to the accessibility granted through the existing 15' sanitary easement, please make sure to obtain the appropriate permission or temporary construction easement to perform sanitary sewer connection outside of the property limits, as necessary.
Response: Acknowledged. The plans have been updated to show the approximate location of the existing sanitary sewer stub. Notes have been added for the contractor to excavate and locate the size, location, and flowline of the existing stub and to contact engineer if discrepancy exists. If work is required off the property, permission from neighbor shall be obtained prior to proceeding.

13. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on the ESC plan sheet.
Response: Added J-Hooks.

14. The City of Lee's Summit now requires 12 inches of aggregate over the top of pipe rather than 6 inches. Please revise all applicable construction details.
Response: Updated applicable details (trench bedding on Sheet C6).

15. The use of 4" (sanitary) lateral pipe is more typical for this project. Please provide clarification for the use of 6" pipe.
Response: Due to the shallow depth of the existing public sewer main at the NE corner of the site, we are unable to achieve 2% slope on the pipe which would be required for a 4" exterior sewer line. Therefore, we will need to proceed with the 6" exterior sewer line.

16. ESC note 3 references State of Kansas. Please revise to State of Missouri.

Response: Updated.

17. On the site plan sheet, please show/label commercial entrance and saw cut removal line in public right of way. Also, make sure to add those to the site key notes legend.

Response: This is a unique situation in which the R/W is running along the eastern curb line of Rice Road and the entire entrance is on private property. Given this setup, we have shown a sawcut line along the same location of the sidewalk easement and called out the area west of this line to be installed per the City Standard Concrete Commercial Entrance detail.

18. The existing curb along north side may not be re-used due to new concrete pavement.

Response: Removed note on demolition plan.

19. Please show/label the strength of concrete to be used in the construction of proposed flume.

Response: Added note for detail for concrete strength requirements (4,000 PSI).

20. Section B-B of concrete flume detail includes a grate inlet reference, which does not apply. Please remove.

Response: Updated detail to match site conditions discharging to riprap pool.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments