

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Tuesday, October 19, 2021

To:

Applicant: BETA EQUITY INVESTMENTS, LLC Email:

Property Owner: TOWNSEND SUMMIT LLC Email:

Engineer: PREMIER DESIGN GROUP Email:

Architect: CORALIC ARCHITECTURE Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021394

Application Type: Commercial Final Development Plan

Application Name: Dutch Bros Coffee

Location: 500 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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

Please contact Staff with any questions or concerns.

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 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 (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.
2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- The nearest hydrant was not shown on the Site or Utility Plans.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Setbacks. Please show the required setbacks for building and parking as if the area were zoned CP-2. Refer to UDO Sec. 6.040. Minimum principal building setback Table 6-3. You will have a side yard setback of 10'. Parking setbacks refer to UDO Sec. 8.450.-Design standards-Transition area letter J.
2. Coordinates. Please provide the State Plane Coordinates for the plat corners.
3. Measurements. Please do not include the CG-1 curb when showing the measurements for drive aisles and parking spaces. All your drive aisles are measuring less then the required 24'. Refer to the UDO Sec 8.620. Parking lot design.
4. Trash enclosure concrete pad. The heavy duty concrete pad that is required needs to extend 30' in front of the gates. Please refer to UDO Sec. 8.620 Parking lot design, letter C, under F. Improvement of Parking and Loading Areas.
5. Sign. The monument sign exceeds the UDO requirements. This area will follow CP-2 sign regulations, so the monument sign can only be 96 sq. ft. To have a larger monument sign you will need to get approval from Planning Commission. Raceways are not allowed under the UDO, please change it to a wireway or some other mounting. Additional sign information, you are allowed three wall signs anything more will need to get permission from Planning Commission. A wall sign larger than the allowed 10% of façade will need to get permission from Planning Commission. The windmill will also need a permit and it cannot be white, it can be off-white, light tan, light grey, etc. For sign requirements please refer to UDO, Article 9-Signs.

6. ROW. Please label the ROW width on NW Chipman Rd.

7. Temporary Asphalt Curb. Please show a temporary asphalt curb on the plans and provided across the drive stub until such time as the abutting lots are developed.

Engineering Review

Loic Nguingiri, E.I.

Staff Engineer

Loic.Nguingiri@cityofls.net

Corrections

1. Revise the page reference (sheet number) to C-800 in the lower right-hand corner of the plan sheet showing the existing drainage area map.
2. Revise general note 1 to mention that all construction shall be in accordance with the City of Lee's Summit's Design and Construction manual.
3. 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".
4. A SWPPP report will not be required for this project since the land disturbance area is below 1 acre. Revise/remove the SWPPP language shown throughout the plans, except if a SWPPP report is intended to be submitted, for review.
5. Staff recommends using a different hatching for proposed concrete sidewalk, on the site plan sheet.
6. Relocate the proposed monument sign 10' minimum from the northerly edge of 10' U/E, on the site plan sheet.
7. Show/label a temporary curb across the connection to the western adjacent lot, on the site plan sheet. Include a detail for the temporary curb, as well.
8. Relocate the overlapping leaders, shown on both the site plan and grading plan sheets.
9. 1" domestic water service line connection to 8" water main must be via a 1" tap. Revise the information for U-14 in the table accordingly.
10. Staff recommends using two (2) 45-degrees bends instead of one (1) single 90-degrees bend along the proposed domestic water service line.
11. Add a U-10 arrow for the unlabeled cleanout located along the proposed domestic sanitary sewer line, in plan view.
12. Provide an ESC protection measure, such as silt fence, along both the western and eastern property lines, on sheet C-400. Potential muddy runoff needs to be kept within the site.
13. Provide an ESC protection measure, such as inlet protection, to both the northern and southern existing curb inlets. Those will act as secondary ESC protection measures.
14. Add a couple of inlet protection leaders (IP) for the curb inlets to be protected along the western property line, in plan view of sheet C-401.
15. As shown in the ESC-03 detail, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.

16. Show/label the proposed location(s) for ESC blanket/turf on the ESC plan sheet.
17. Include area inlet ESC-07 standard detail.
18. Detail how MH 100 and CI 200 are intended to connect to the existing 36" private storm line.
19. Proposed course thicknesses for medium duty asphalt pavement appear to exceed by far the City's requirements. Please revise, in accordance with section 8.620 of the City of LS UDO.
20. Revise to mention "Chemically stabilized" (base) in the applicable asphalt pavement cross-sectional details, shown on sheet C-600.
21. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, sidewalks that exceed the maximum allowable slopes at all will be rejected. There is no allowance given during construction.
22. Include the STM-1 curb inlet and GEN-4 curb and gutter details.
23. The City requires a 12"-thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe and a 6"-thick minimum layer below. Revise the trenching and backfill construction details accordingly.
24. A 5' minimum setback is necessary from edge of U/E to edge of overstory tree. Review and verify that the landscaping plan meets this requirement.
25. Please provide a stormwater management memorandum.
26. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

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	Corrections

1. Specify water pipe materials.