



October 22, 2021

Mike Weisenborn
City of Lee Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Application #PL2021394, Dutch Bros, 500 NW Chipman Rd, Project #2109720

Dear Mr. Weisenborn,

Pursuant to your comments received October 19, 2021, please see below for the responses to your comments in **blue**.

Fire Review: Jim Eden

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.

Informational Only

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.

Nearest existing fire hydrant added to sheet C-300.

Planning Review: Victoria Nelson

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.

Setbacks are shown on plan per Sections indicated.

2. Coordinates. Please provide the State Plane Coordinates for the plat corners.
Coordinates added to Sheet C-100 as requested.
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 than the required 24'. Refer to the UDO Sec 8.620. Parking lot design.
Driveway widths meet the ordinance, and the dimensions are shown to the face of curb to accommodate construction.
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.
Concrete trash enclosure pad has been modified per comment.
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.
Sign has been modified per comment.
6. ROW. Please label the ROW width on NW Chipman Rd.
The ROW width has been labeled as requested.
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.
Temporary asphalt curb and label added to Site Plan.

Engineering Review: Loic Nguingiri

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.
The plan sheet has been modified accordingly.
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.
General note 1 has been amended to include this.

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”.

Note #19 under the Grading Notes has been added on sheet C-001.

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.

All occurrences of the SWPPP mentioning have been removed from plans.

5. Staff recommends using a different hatching for proposed concrete sidewalk, on the site plan sheet.

Hatch revised to a different pattern as requested.

6. Relocate the proposed monument sign 10’ minimum from the northerly edge of 10’ U/E, on the site plan sheet.

Sign location and size have been modified to address this comment.

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.

Temporary asphalt curb added to Site Plan with label, detail added to sheet C-600.

8. Relocate the overlapping leaders, shown on both the site plan and grading plan sheets.

Leaders have been moved on the sheets as requested.

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.

Schedule has been updated to reflect this comment.

10. Staff recommends using two (2) 45-degrees bends instead of one (1) single 90-degrees bend along the proposed domestic water service line.

Waterline has been revised to reflect this comment.

11. Add a U-10 arrow for the unlabeled cleanout located along the proposed domestic sanitary sewer line, in plan view.

Callout for the cleanout added as requested.

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.

Siltation Control added along property lines.

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.
Inlet protection added as requested to existing structures.
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.
Labels added as requested.
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.
J-hooks added as requested.
16. Show/label the proposed location(s) for ESC blanket/turf on the ESC plan sheet.
Detail removed this will not be applicable on this development.
17. Include area inlet ESC-07 standard detail.
Detail added to sheet C-402 as requested.
18. Detail how MH 100 and CI 200 are intended to connect to the existing 36" private storm line.
Detail added to sheet C-700.
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.
Medium duty asphalt has been revised in accordance with Section 8.620 on sheets C-100 & C-600.
20. Revise to mention "Chemically stabilized" (base) in the applicable asphalt pavement cross-sectional details, shown on sheet C-600.
Note added to details as requested.
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.
Note #4 added to sheet C-601 regarding rejection of anything over the allowable slopes. Please note that our design slopes are a maximum of 1.5% and 6.5% for this site.
22. Include the STM-1 curb inlet and GEN-4 curb and gutter details.
Detail STM-1 added to sheet C-801 and Detail GEN-4 added to C-600 as requested.

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.

Trenching detail has been removed and replaced with an updated detail.

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.

As per the emails we have changed the overstory trees to understory trees and provided better distances from the existing utilities.

25. Please provide a stormwater management memorandum.

Stormwater letter is included with this submittal.

26. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Cost Estimate included with this submittal.

Traffic Review: Michael Park

1. Specify water pipe materials.

Waterline material specified on sheet C-300 as requested.

This should take care of the comments for this project. Thank you for your assistance, should you have any questions please contact us at your earliest convenience.

Sincerely,



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