

DEVELOPMENT SERVICES

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

Date: Thursday, November 04, 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Leaders #5, #12, #18 and #25 are not easily visible in plan view of sheet C-100. Revise to make them more visible.
2. Add a couple of inlet protection leaders (IP) for the two (2) curb inlets to be protected, shown on both sheets C-400 and C-401.
3. In-flow line from CI 200 needs to be 0.2' minimum higher than the out-flow line, within MH 100.
4. The asphalt pavement cross section shown on sheet C-601 is misleading. Please revise, or remove.
5. The City requires a 6"-thick minimum layer of granular bedding (aggregate fill) below the edge of utility pipe. Revise the trenching and backfill construction detail accordingly.

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

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